

# TO LET

## Office Accommodation

Parsons House  
Parsons Road  
Washington  
Tyne and Wear  
NE37 1EZ



- Suites from 2,961 sq.ft-5,635 sq.ft
- Flexible lease terms available
- On-site car parking
- Excellent transport connections
- Asking rent £4.75 per sq.ft
- Self-contained office suites

### Location

Parsons House is located in a prominent position at the front of Parsons Industrial Estate. It is accessed off the A182 and is within one mile of the A1(M) and A194(M), providing strong links to the rest of the North East and wider regions.

It is within close proximity to a range of amenities including The Galleries shopping centre, current tenants include: Aldi, Boots, H&M, M&S Simply Food, Next and River Island.

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**Office**

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## Description

Parsons House comprises a 5 storey multi-let office building providing a mixture of open plan and cellular office space.

Each floor benefits from: suspended ceilings, carpeted floorings, perimeter trunking, double glazing, W/Cs and kitchen facilities.

Other occupiers within the building include Holdco Limited, Tyne and Wear Sport and Galliford Try.

## Accommodation

The property comprises the following on a NIA basis:

	m <sup>2</sup>	ft <sup>2</sup>
First Floor	523.49	5,635
Third Floor (Half Suite)	275.27	2,961
Fourth Floor	509.74	5,487
<b>Total</b>	<b>1,308.5</b>	<b>14,079</b>

## Rent

The suites are available at an asking rent of £4.75 per sq.ft

## Tenure

Available on a new full repairing and insuring lease for a term of years to be agreed.

## Rates Payable

Rates payable are £3.79. Interested parties should confirm these figures with the Local Authority.

## Service Charge

There is a charge of £2.50 per ft<sup>2</sup> levied to cover the cost of maintaining the external areas and common parts.

## EPC

EPC rating of C58

## Legal Costs

Each party is to bear their own legal costs involved in the transaction.

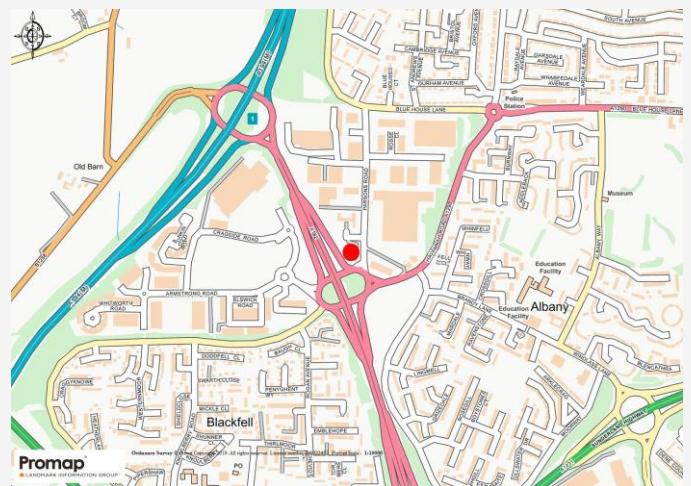
## VAT

All figures quoted are exclusive of VAT where chargeable.

## Further Information

For general enquiries and viewing arrangements please speak to Penny McAteer either by email [pennymcateer@naylorso.co.uk](mailto:pennymcateer@naylorso.co.uk) or telephone 0191 211 1565

E84(1) Feb 2019



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