

Office Premises For Sale

Parsons House, Parsons Road, Washington, NE37 1EZ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

Parsons House

**PARSONS
HOUSE**

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- Detached office block for sale
- Total size of 2,376.40 m² (25,581ft²)
- Arranged over five floors
- EPC Rating C58
- Car parking for approximately 70 cars
- Freehold opportunity

Guide price of £650,000

LOCATION

The subject property is located on Parsons Road, next to the entrance of Parsons Industrial Estate in Washington. The property is located approximately 0.5 miles to the north west of Washington Town Centre at the entrance to the Parsons Industrial Estate at the junction of the A182 dual carriageway and A1290. The property is also within 400m of the A194(M) motorway which in turn links with the A1(M) and Tyne Tunnel. The A19 is also readily accessible and lies approximately 2 miles to the east.

The property is situated within a popular and established location with surrounding occupiers including Jennings Ford, Visage, Co-op Food Petro Station, Jennings Kia and Cryogenics.

DESCRIPTION

The subject property briefly comprises a five storey, detached office building of framed construction with cavity brick infill elevations. Internally, the property is finished to a good standard throughout with solid concrete carpeted flooring, plaster painted walls, recessed diffused lighting and suspended ceilings. There is perimeter trunking to all units and heating is provided by intermittent panel radiators. The common entrance includes a secure door entry system provides access to the two passenger lifts. Each floor accommodates both male and female WC's as well as kitchen facilities.

Externally, the property benefits from approximately 70 car parking spaces.

ACCOMMODATION

Ground floor	354.6m ²	3,817ft ²
First floor	493.0m ²	5,307ft ²
Second floor	516.5m ²	5,560ft ²
Third floor	502.5m ²	5,409ft ²
Fourth floor	509.8m ²	5,488ft ²
Total	2,376.4m²	25,581ft²

RATING ASSESSMENT

The rateable value for this property will need to be reassessed, interested parties should confirm the current position with the Local Authority.

EPC RATING

C58

TENANCIES

The property is subject to the following tenancies, which may be formalised at a future date. Alternatively, vacant possession could be sought.

TERMS

The freehold of this property is available with a guide price of **£650,000 (Six Hundred and Fifty Thousand Pounds)**.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

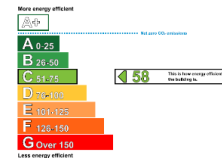
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Jamie Wales or Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080
Email: jamie.wales@bradleyhall.co.uk

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk



AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Parsons Road



5.2 miles from Chester Le Street Train Station



400m from A149(M)
 1.5 miles from A1(M)
 2 miles from A19



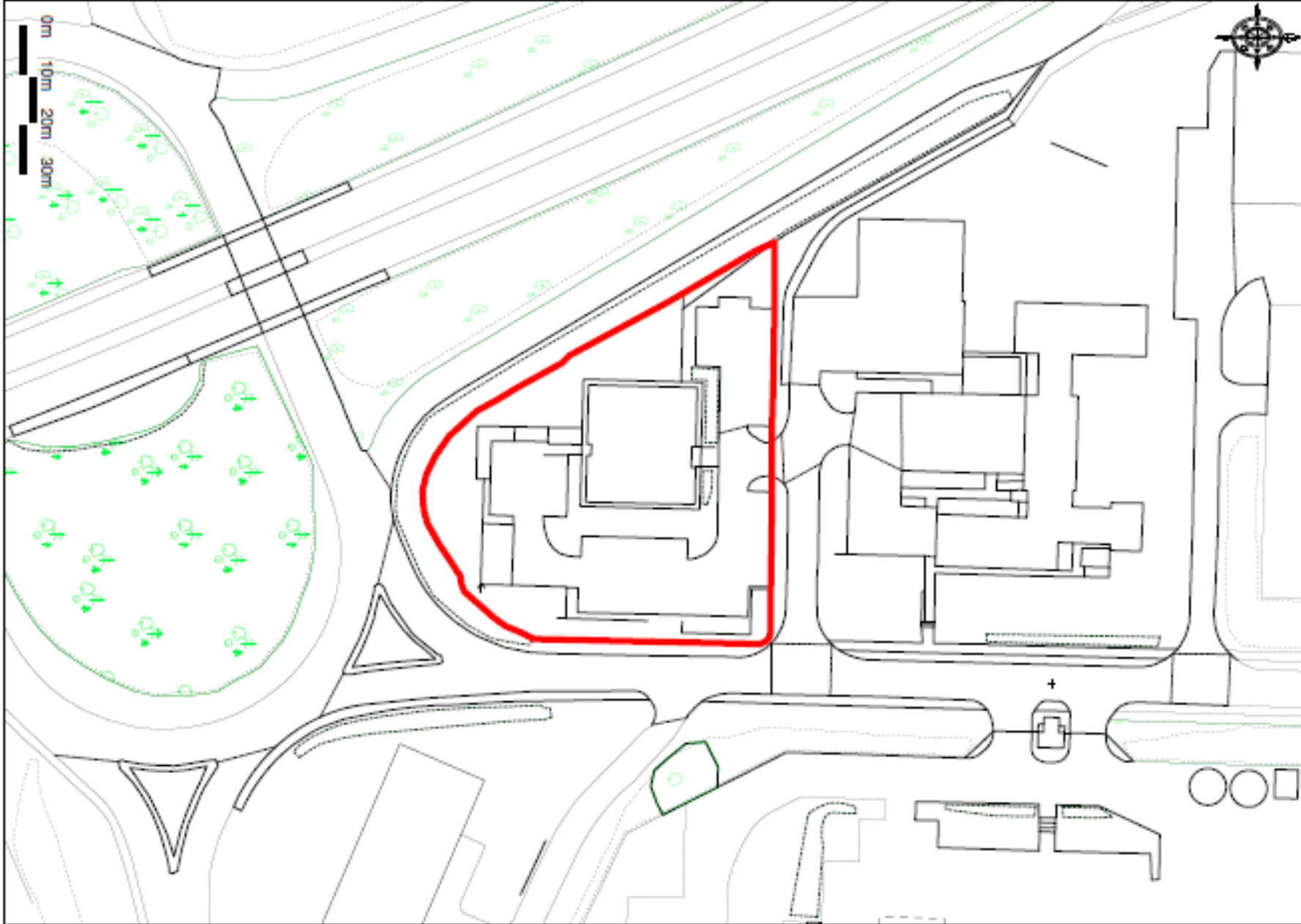
15 miles from Newcastle International Airport

Demise (Unit)	Tenant	Sq. Feet	Lease Date	Approx. Term	Expiry	Rent	Rent psf	Comments
1F		5,307						
2F1		4,218						
2F3		1,342						
3F1		2,700						
3F2	Tyne & Wear Sport	1,779	02/01/2017	1	01/01/2018	£14,000	£7.87	Holding over
3F3		930						
4F1		5,488						
BS	Northumbrian Water		01/12/2000	50	30/11/2050	£200		(Water booster station)
G	Oil Consultants Ltd	3,817	25/03/2015	3	24/03/2018	£31,500	£8.25	Holding over
MAST	Vodafone							(Sold on long leasehold- electricity recharged)
MAST	Orange Communications Ltd							(Sold on long leasehold- electricity recharged)
Total		25,581				£45,700		





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For more information please contact us on 0191 232 8080 or visit our website at www.bradleyhall.co.uk