

Washington

Derwent House

Washington Quadrant

Tyne & Wear

NE38 7ST

- **Freehold Office Building**
- **Income from two antenna on the roof**
- **Situated on an office park in the town centre**
- **Toal Rents Reserved**
£16,855 pa
Plus Vacant Offices

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop



Tenure

Freehold.

Location

Washington is a New Town with a population of some 57,000 located 6 miles to the west of Sunderland and 4 miles south-east of Gateshead. The town benefits from being immediately adjacent to the A1(M).

The property is situated in the Town Centre district of Washington close to the Galleries Shopping Centre. The property is on a purpose built office campus which is adjacent to a roundabout on the A182 dual carriageway.

Description

The property is arranged on ground and four upper floors to provide a purpose built office building which benefits from male and female washrooms on each level and two (13-person) passenger lifts serving all floors. Externally the property benefits from 37 car spaces. The property is divided into a number of office suites.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

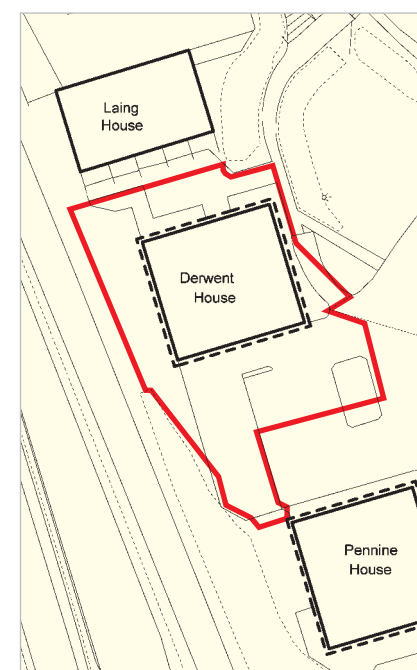
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 175 Washington.**

Description	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground - 4th Floor Offices	Vacant	Ground Floor 361.80 sq m (3,895 sq ft) First Floor 509.10 sq m (5,480 sq ft) Second Floor 499.70 sq m (5,379 sq ft) Third Floor 427.30 sq m (4,599 sq ft) Fourth Floor 509.10 sq m (5,480 sq ft) Total (1) 2,307.00 sq m (24,833 sq ft)			
Antenna on Roof	02 (UK) Limited	Antenna on Roof	10 years from 24.09.2002	£8,133.97 p.a.	Reversion 2012
Antenna on Roof	Vodafone Ltd	Antenna on Roof	15 years from 13.06.2005 Rent review every 5th year There is a rolling tenant's option to determine on giving 12 months' notice	£8,721 p.a.	Rent Review 2015

(1) Information provided by the Receivers' managing agents.

Total £16,855 p.a.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Sarah Adcock, Dundas & Wilson LLP. Tel: 0207 759 9946 Fax: 0207 240 2448 e-mail: sarah.adcock@dundas-wilson.com