

OFFICE PREMISES

TO LET

GAVINBLACK
— & PARTNERS —



**FUTURE TECHNOLOGY CENTRE, BARMSTON COURT,
NISSAN WAY, WASHINGTON, NE38 8LE**

9,095 Sq Ft (844.96 M²) to 18,608 Sq Ft (1,728.78 M²)

CONTACT

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FUTURE TECHNOLOGY CENTRE, BARMSTON COURT, NISSAN WAY, WASHINGTON, NE38 8LE

LOCATION

The building is located on the Turbine Business Park which is well situated adjacent to the A19 and A1231 Sunderland Highway. Nissan is the major occupier in this area along with many of its supply chain businesses including Vantec and Brenntag.

DESCRIPTION

The office building was originally developed in the 1990s and is arranged over two floors. It has been partitioned to provide a combination of open plan and cellular space. It was the subject of a major refurbishment in 2014 which included renewal of the M&E system.

The offices can be let by floor or by a wing or smaller requirements can be offered.

ACCOMMODATION

Office Building

	NIA (sq m)	NIA (sq ft)
Ground Floor	844.96	9,095
First Floor	883.82	9,513
Total	1,728.78	18,608

LEASE TERM

The premises are available to let on full repairing and insuring terms for a term to be agreed.

RENT

The rent is to be £186,000 per annum exclusive of rates for the whole building.

BUSINESS RATES

The premises will need to be re-assessed for rating purposes.

SERVICE CHARGE

A service charge will be levied in respect of the maintenance of the access road, car parking and landscaping.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

EPC

The property has been rated with Band C-65. A copy of the EPC is available upon request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

VIEWING

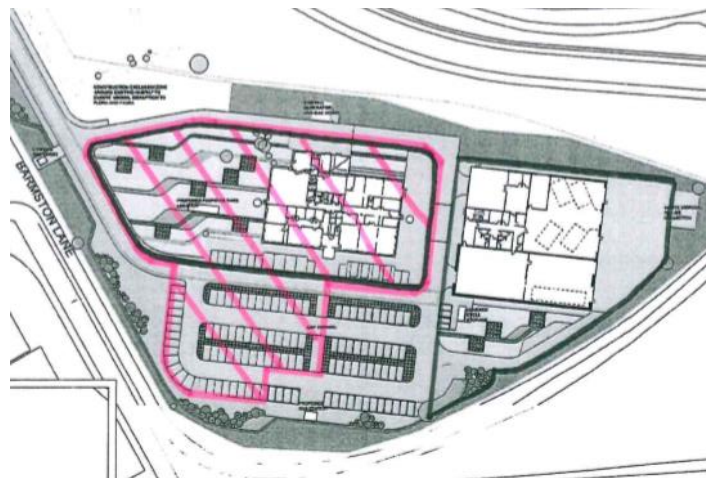
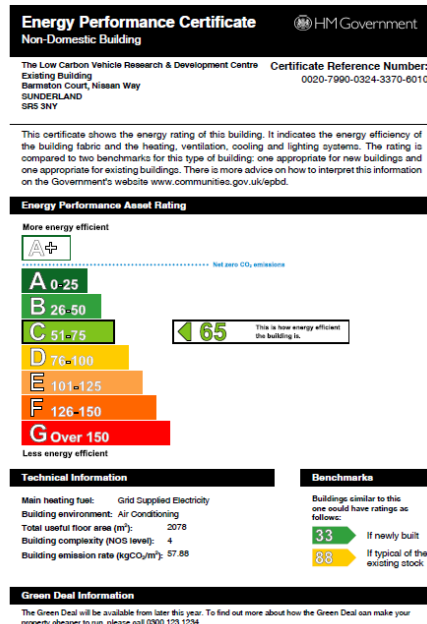
Strictly by appointment with the sole agents.

Gavin Black & Partners

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