

# to let



*The industrial property specialists*

## NO.4 CUTHBERT HOUSE GLOVER INDUSTRIAL ESTATE WASHINGTON NE37 2SH



- MODERN END TERRACE SINGLE STOREY OFFICE ACCOMMODATION WITH PARKING
- GROUND FLOOR - NIA: 174.00 M<sup>2</sup> (1,873 SQ FT)
- RENT: £17,000 PA EXC (INCENTIVES AVAILABLE SUBJECT TO LEASE TERM)
- AVAILABLE FROM JUNE 2026 (OCCUPATION CAN BE SOONER)

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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worldwide

Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The property is located on Tower Road, Glover Industrial Estate, Washington.

The small business park is located at the front of the estate, providing good visibility and offers excellent communication links to the A1(M) and the A19 both less than 2 miles away.

The surrounding occupiers are mainly industrial with leisure and part retail close by.

Nissan UK have their main manufacturing facility close to the development and both Sunderland City Centre and Newcastle upon Tyne are a short drive away.

The exact location is shown on the attached plan.

## DESCRIPTION

The subject property is a single storey office building of brickwork construction and glazed windows to elevations, with an insulated metal deck pitch roof over.

No.4, Cuthbert House forms part of larger block of three other self-contained offices.

Internally the property is fitted out to provide mainly open plan office accommodation with various self-contained meeting rooms, WC and kitchen facilities.

The accommodation provides painted walls, LED lights suspended ceiling and laminate / carpets throughout.

Currently used as a fitness studio, the property can be used for a variety of uses.

Externally the Business Park is well maintained with soft landscaping.

The accommodation has the benefit of dedicated car parking spaces close by.

## ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Ground Floor	174.00 m <sup>2</sup>
<b>TOTAL NIA</b>	<b>174.00 M<sup>2</sup></b> <b>(1,872 SQ FT)</b>

## SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

Heating to the offices is via a combi boiler with perimeter radiators.

There is also a fire and security alarm system installed.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

## BUSINESS RATES

It is understood from the VOA website the property is assessed for rating purposed at :

**RV £14,750**

(All interested parties should contact the Local Authority to confirm these figures.)

## SERVICE CHARGE

It is understood there is a nominal service charge payable for the maintenance and upkeep of common areas.

## TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

The landlord is seeking a market rent of £17,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

**ENERGY**  
**CERTIFICATE**  
B-41

## PERFORMANCE

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

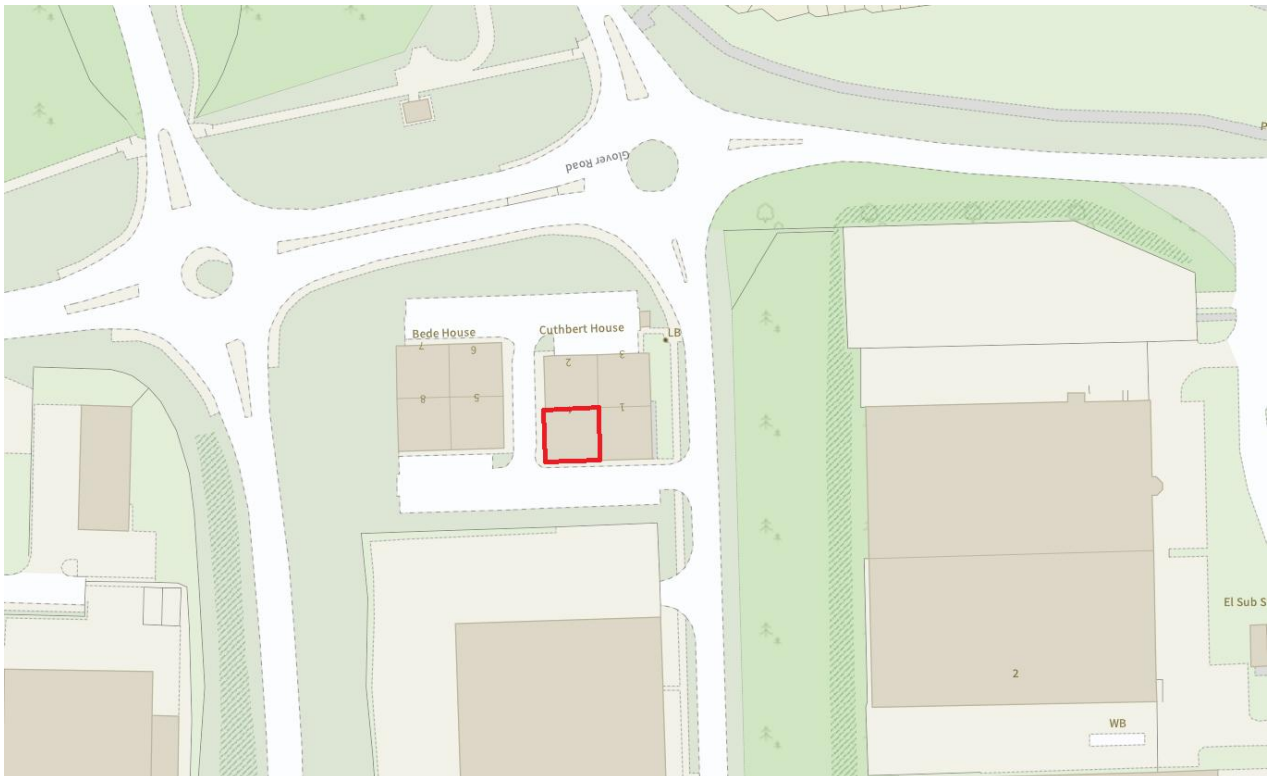
**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**JULY 2025**



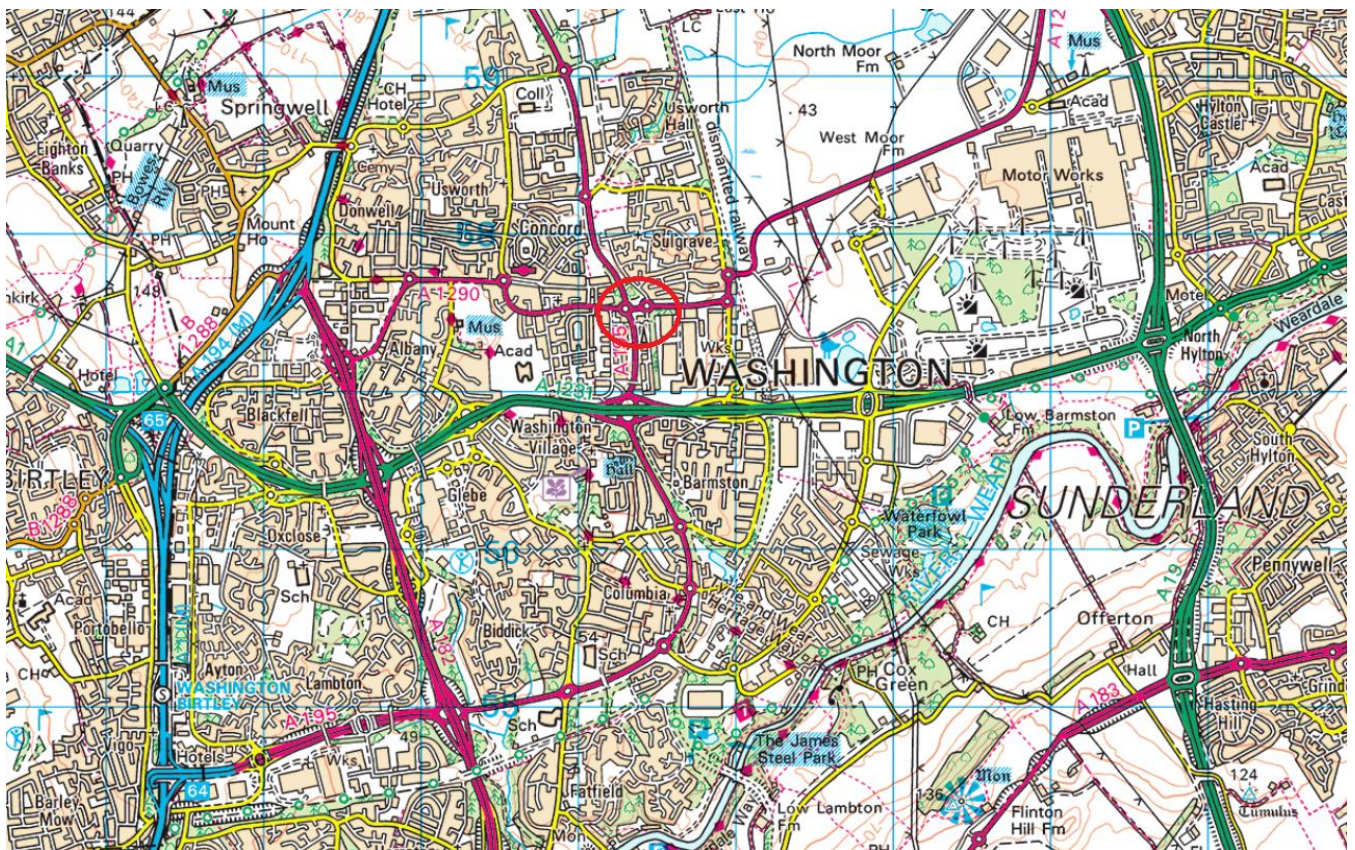
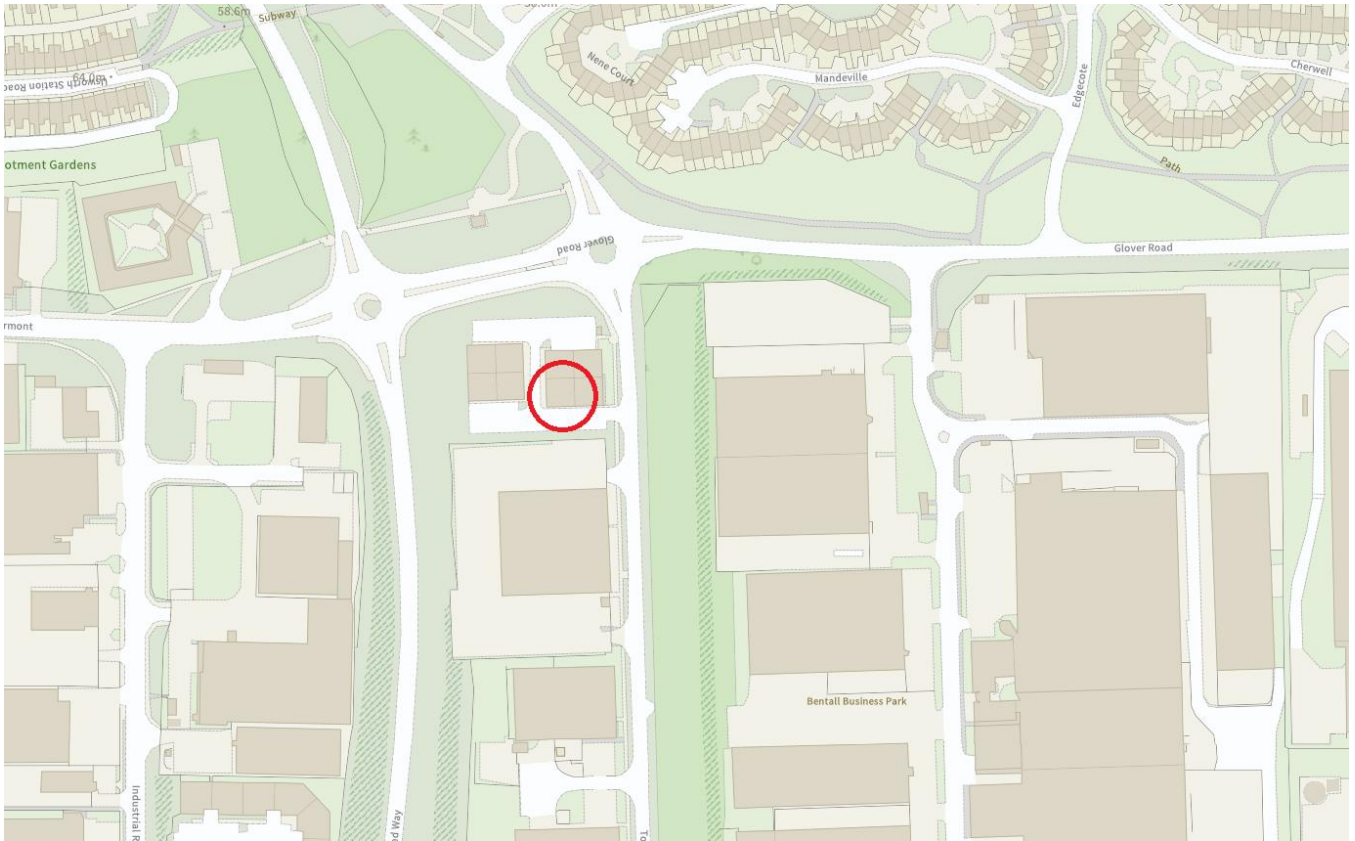


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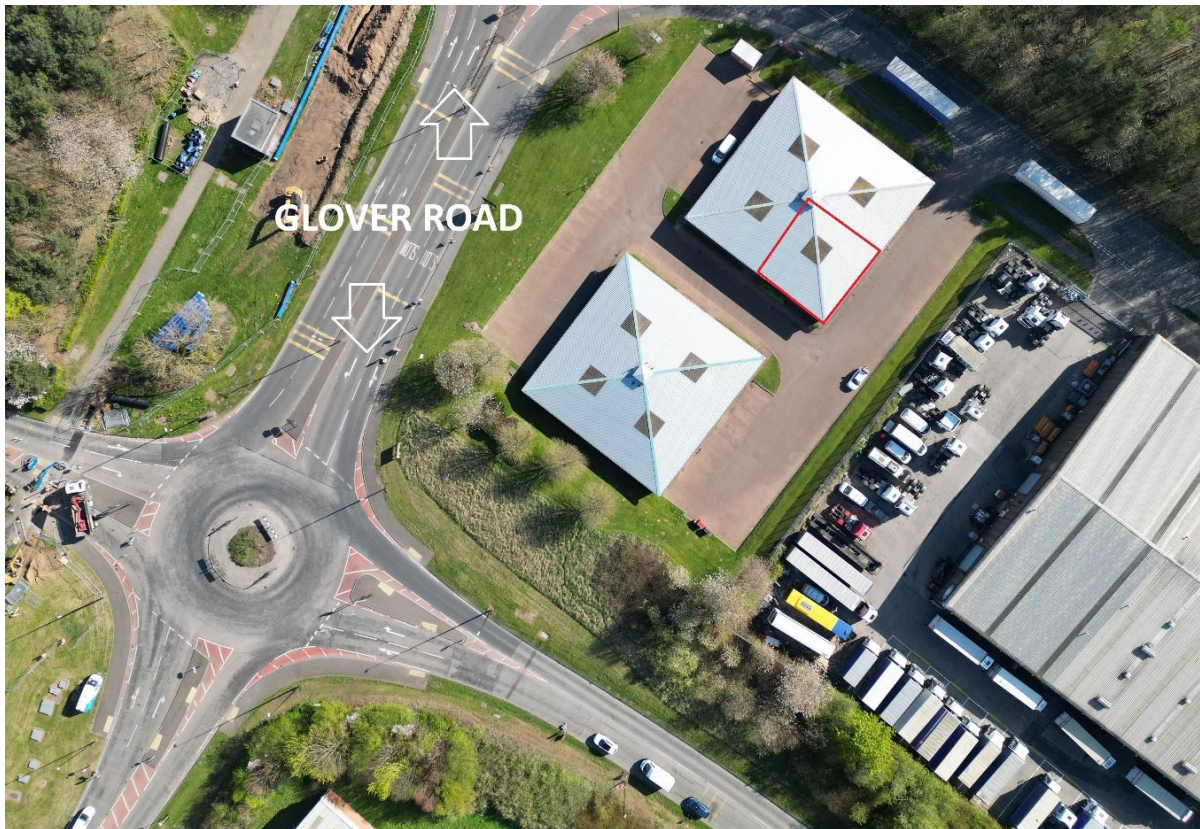


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