

TO LET

5 Keel Row, The Watermark,
Gateshead, NE11 9SZ



Modern Self-Contained Office Building

1,442 ft² (134.01 m²)

- River views
- Self-contained with 5 car parking spaces
- Client will redecorate/recarpet to suit
- Feature timber trusses on first floor
- Kitchen and board room
- Video Tour: <https://youtu.be/Hvo83bVf9Lw>

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Subject to Contract



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Location

The Watermark is located on the south bank of the River Tyne adjacent to the Metro Centre Shopping complex and approximately 0.5 miles from the A1. Newcastle City Centre lies approximately 4 miles to the east and Newcastle International Airport is 5.5 miles to the North West. Surrounding occupiers include Tyne Tees Television, Mediaworks and Eclipse. The estate is also served by its own licensed café.

Description

The property is a modern self-contained office building with excellent natural light and superb river views. The property has the following amenities:

- Suspended ceilings with integral light fittings on ground
- First floor feature timber trusses
- Carpeting
- Perimeter trunking
- Fully fitted kitchen (6m²)
- Male/Female WC plus disabled
- 5 dedicated car parking space
- Fibre optic lines offering Virgin/BT potential leased line

Accommodation

The building has the following floor areas:

	M ²	Ft ²
First Floor	70.16	755
Ground Floor (Office)	60.39	650
Ground Floor (Lobby)	3.46	37
Total	134.01	1,442

Rent

The building is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £20,000 per annum exclusive of VAT, rates and service charge.

Service Charge

There may be a service charge to cover the cost of maintaining the external areas including landscaping, street lighting and estate roads. Upon application.

The Building Insurance premium is £565.52 per annum currently.

Rating Assessment

The Rateable Value of the building is £13,000. Assuming the tenant can attract small business rates relief the rates payable are only £2,128.

EPC

The property has an EPC rating of B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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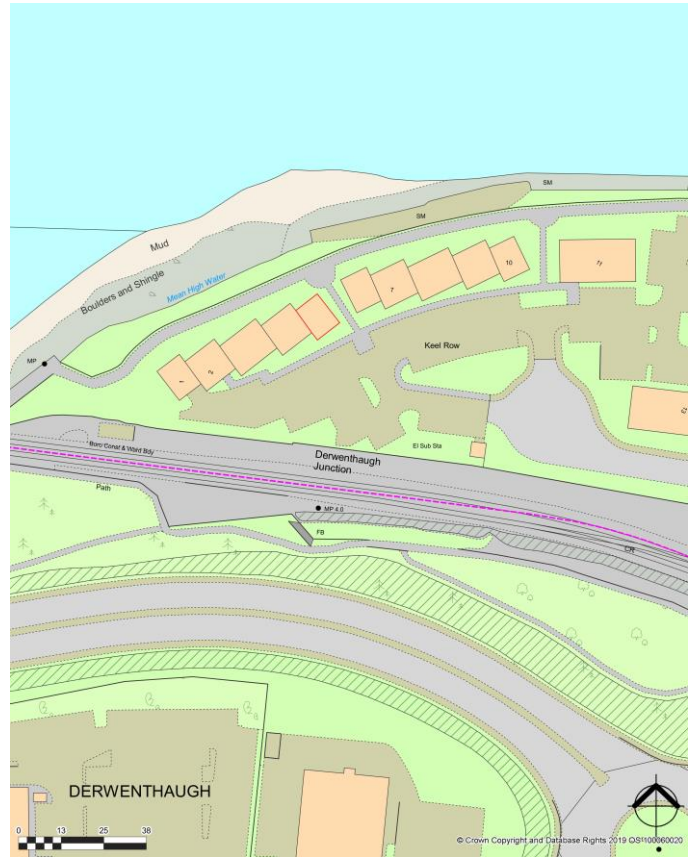
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Code of Practice

The landlord accepts the principles of the Code of Practice for the 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.

VAT

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



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