

TO LET

Unit 11, Bankside, The Watermark,
Gateshead, NE11 9SY



Modern Self-Contained Offices

2,302 ft² (213.86 m²)

- Two storey purpose-built office building
- Open plan accommodation
- Partly fitted out
- Dedicated car parking spaces
- Excellent transport links

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Location

Bankside forms part of The Watermark development and is located between the River Tyne and the Intu Metrocentre 4 miles east of Newcastle City Centre.

The property benefits from excellent transport connections being adjacent to the A1(M) and having the benefit of proximity to both bus and rail connections to Newcastle3 and the surrounding local area via the Metrocentre transport hub.

The Watermark has recently attracted occupiers such as Barratt Homes, Handelsbanken and Teleperformance.

Description

Unit 11, Bankside comprises a two-storey office property with a modern open plan layout. The ground floor is currently partitioned to provide two meeting rooms and a large storage area, whilst the first floor is open plan with exposed timber beams and Kitchen area.

The specification of the property includes:

- Open plan offices
- Two dedicated meeting rooms
- Male and Female WCs
- Perimeter trunking with raised floor at first floor
- Suspended ceiling with new LED light fittings to be provided
- Heating by gas fired panelled radiators
- Dedicated parking spaces
- Kitchen Facilities

Accommodation

The property comprises the following approximate areas:

	M ²	Ft ²
Unit 11 Bankside	213.86	2,302

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£13psf per annum exclusive of business rates, service charge and all other outgoings.

Service Charge

£0.98psf.

Business Rates

According to the 2017 rating list, the current rates payable equate to approximately £3.68psf per annum.

EPC

B(47).

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.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

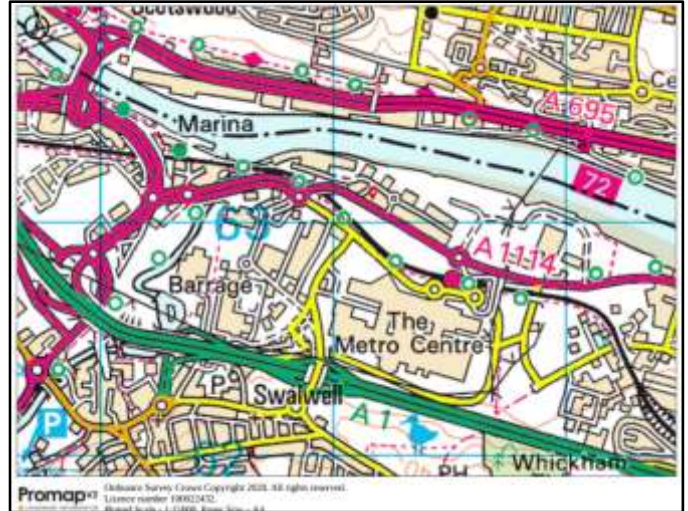
- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. 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.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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VAT

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



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