

Office Premises For Sale

Unit 4 Bankside, The Watermark, Gateshead, NE11 9SY

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Office premises for sale
- Total size of 229m² (2,368ft²)
- Good quality finish throughout
- Awaiting EPC Rating
- Popular business location
- 8 allocated car parking spaces

Freehold guide price of £375,000

LOCATION

The subject property is located within Bankside, The Watermark in Gateshead. The Watermark is a popular office park location with surrounding occupiers including WHP, Stokoe Rodger, Barratt Homes, Eclipse Networks, Hansteen and JumpArena Trampoline Park.

The Watermark is situated between the River Tyne and A1114, which provides direct access to A1(M) to the west and A184 and Gateshead town centre to the east. The Watermark is adjacent to intu Metrocentre, 0.4 miles from Metrocentre Train Station and 1 mile from A1(M).

DESCRIPTION

The subject property comprises an end terrace office premises which provides office accommodation over ground and first floors with kitchen, WC and shower facilities.

The premises benefits from a good quality finish internally with double glazed windows, raised access flooring, suspended ceilings with a mixture of recessed LED lighting and suspended LED strip lighting, gas central heating and wall mounted air conditioning unit.

Externally, the property benefits from 8 car parking space, including an electric charging point.

ACCOMMODATION

Ground floor	107.7m ²	1,159ft ²
First floor	112.3m ²	1,209ft ²
Total	220.0m²	2,368ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and Premises	£21,750	£10,679.25

We are advised that the rateable value of the premises as at 1 April 2017 is £21,750 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

Awaiting EPC Rating

TERMS

The freehold of the property is available with a guide price of £375,000 (Three Hundred and Seventy Five Thousand Pounds).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Jamie Wales at Bradley Hall.

Tel: 0191 232 8080

Email: nicholas.bramwell@bradleyhall.co.uk

Tel: 0191 232 8080

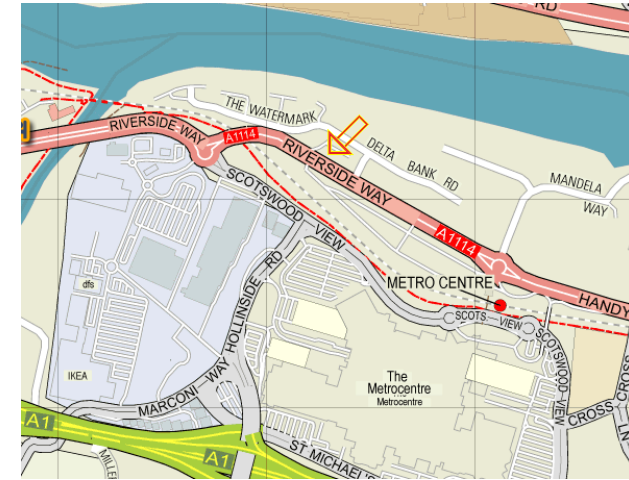
Email: jamie.wales@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on A1114



0.4 miles from Metrocentre Train Station



1 mile from A1(M)
2.1 miles from A184



8 miles from Newcastle International Airport

