

**To Let**  
**First Floor**  
**YBN, 7-8 Delta Bank Road**  
**Metro Riverside**  
**Gateshead**  
**NE11 9DJ**

**Office accommodation**  
**159.89 sq m (1,721 sq ft) – 959.97 sq m (10,333 sq ft)**



- Excellent access to the A1
- Extensive on-site car parking
- On-site gym
- Meeting facilities

## Location

The property is situated on the established Metro Riverside Business Park and is adjacent to the larger Watermark development based on the south bank of the River Tyne close to the MetroCentre, Gateshead.

The development enjoys excellent communication links being situated on the north side of the A114 (Riverside Way) and links to the A1(M) approximately half a mile to the west.

Newcastle city centre lies approximately four miles to the east and Newcastle International Airport is approximately 15 minutes by car to the north.

Other occupiers within the Watermark development and surrounds include Tyne Tees Television, Teleperformance, Riverside Housing, Gateshead Health NHS Foundation Trust and Office Data Supplies.

## Description

The property comprises a detached, self-contained “W” shaped two storey office building with car parking set within a landscaped business park environment. The building is of brick construction with double glazed windows and a pitched, concrete tile roof.

The accommodation is accessed via a double-door entrance with a “manned” reception providing access to meeting room facilities together with café, gym (including shower rooms), male and female toilets together with an eight person lift to the first floor.

The first floor accommodation provides predominantly open plan, column-free space with raised access floors, suspended ceilings with integrated light fittings and ceiling mounted air-conditioning cassettes.

A 360 degree tour of the common parts can be found at <http://www.leepilkington.co.uk/omnia/ybn/>





## Accommodation

The office suites provide the following net internal areas:-

Suite F3	386.01 sq m	(4,155 sq ft)
Suite F4	414.07 sq m	(4,457 sq ft)
Suite FL	159.89 sq m	(1,721 sq ft)

## Services

The property benefits from all mains services.

## Rateable Value

The premises will need to be reassessed upon occupation.

## Terms

The office suites are available by way of a new full repairing and insuring lease for a term to be agreed at the following rentals:

Suite F3	£49,850 per annum	(£12.00 per sq ft)
Suite F4	£53,500 per annum	(£12.00 per sq ft)
Suite FL	£17,500 per annum	(£10.00 per sq ft)

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## EPC

The property has an EPC of E:106.

## Legal Costs

Each party is responsible for their own legal costs incurred within any transaction.

## Contact Details, Viewing & Further Information

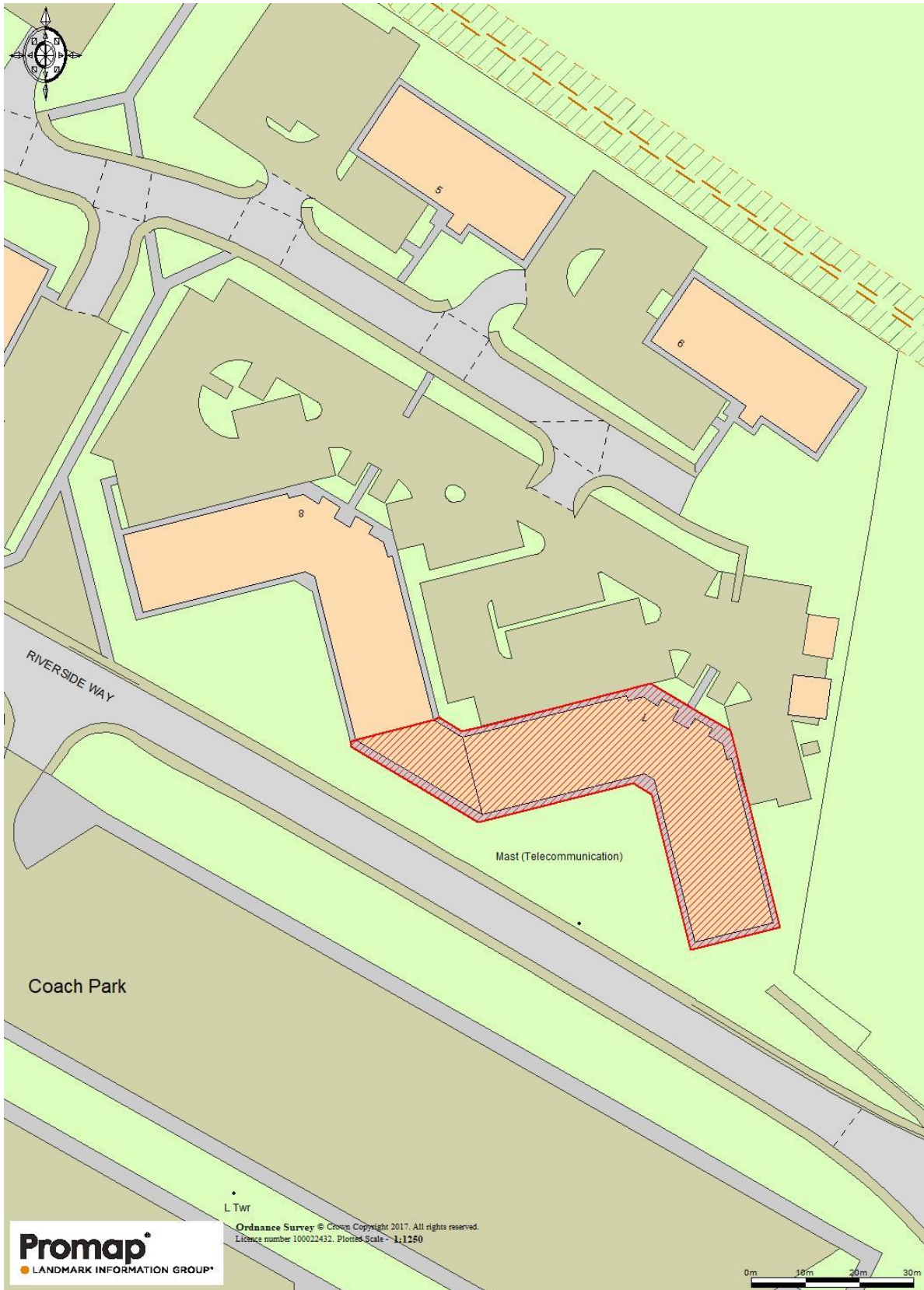
Strictly via sole agents, BNP Paribas Real Estate

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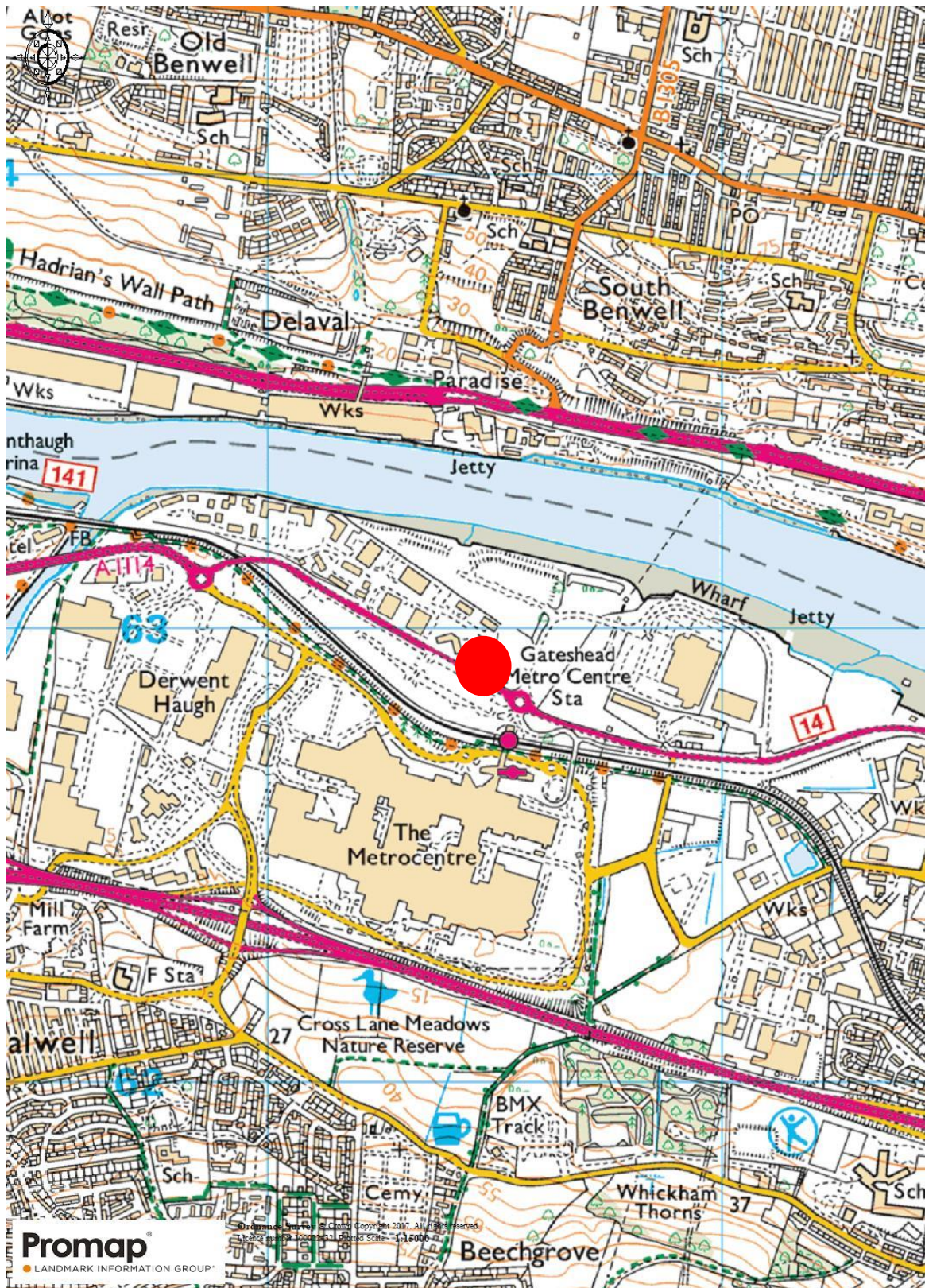
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Subject to Contract  
20 July 2017









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