

OFFICE FOR SALE/TO LET

Unit 5 The Staithe, The Watermark, Metro Riverside, Gateshead, NE11 9SN

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Modern office premises to let
- Total size of 337.79m² (3,625ft²)
- Within an established business location
- EPC Rating C58
- Arranged over ground and first floors
- 12 dedicated car parking spaces

Annual rent of £48,000
Purchase price of £450,000

LOCATION

The subject property is situated within the popular Metro Riverside Business Park which is on the south bank of the River Tyne. The business park is adjacent to into Metrocentre and is within a prominent and popular business location.

The property is 0.5 miles from the A1(M), 3 miles from Gateshead and 4 miles from Newcastle upon Tyne city centre. The property is less than 1 mile from Metrocentre train station and bus interchange.

DESCRIPTION

The subject property comprises detached, modern office premises arranged over ground and first floors. The premises are finished to a good standard throughout and benefit from suspended ceilings, part recessed LED lighting and raised access flooring with data access points.

Externally the property has the benefit of 12 dedicated car parking spaces.

ACCOMMODATION

Total 336.79m² (3,625ft²)

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and Premises	£31,250	£15,000

We are advised that the rateable value of the premises as at 1 April 2017 is £31,250 and we have estimated the accrual 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

C58



TERMS

The subject property is available by way of a new lease with terms to be agreed at £48,000 (Forty Eight Thousand Pounds) per annum.

The property is also available for sale at £450,000 (Four Hundred and Fifty 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 Bradley Hall or Johnson Tucker.

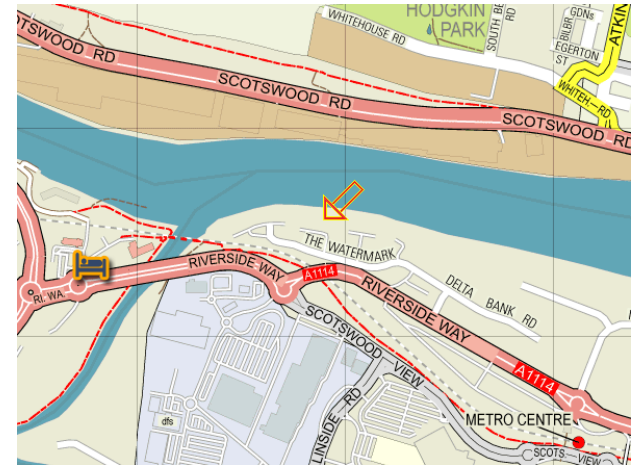
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AGENTS NOTES

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. 07236458
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



1 mile from Metrocentre bus interchange



1 mile from Metrocentre train station



0.5 miles from A1(M)
 0.2 miles from A1114



9.4 miles from Newcastle International Airport