

# FOR SALE / TO LET

## Detached Modern Office

**Unit 5 Staithes  
The Watermark  
Gateshead  
NE11 9SN**



- 2 Storey detached office premises
- Good Specification
- 12 Car Parking Spaces
- Size: 325 sq m (3,494 sq ft)
- Asking Rent: £48,000 pa
- Asking OIEO of £450,000

## LOCATION

The Watermark is located around 3 miles to the west of the centre of Newcastle and Gateshead on the south bank of the river Tyne and very close to The Metrocentre. The development enjoys excellent communication links with the A1(M) approximately ½ mile to the west. There is a bus and rail interchange on the north side of The Metrocentre within a short walking distance of the premises.

The Staithes and Metro Riverside Park are a highly successful office development providing a range of office units. Occupiers include, Barratt Homes, Synergi IT and Russell Telecom.

## DESCRIPTION

An impressive two storey detached modern office building of brick construction with a pitched and hip tiled roof. The property incorporates a double height glazed corner reception area and has the benefit of powder coated metal windows and doors. Internal features includes carpeted raised access floors, suspended ceilings with recessed lighting and an 8 person passenger lift. Heating is provided by way of gas fired panelled radiators. The property comes with 12 allocated parking spaces.

## ACCOMMODATION

The property provides a net internal area of 325 sq m (3,494 sq ft).

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £48,000 per annum (exclusive). Alternatively offers are invited in excess of £450,000 for the freehold interest of the property.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Office & Premises: £31,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

## LEGAL COSTS

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

## EPC

EPC rating of C58.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser/tenant.

## VIEWING

By appointment only through Johnson Tucker LLP. Contact Kristian Sorensen on 0191 2697892 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



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