



Sanderson
Weatherall

GROUND FLOOR OFFICE TO LET





Excellent transport links

Open plan ground floor office

Full Repairing and Insuring Lease via a service charge

Rent: £13 per sq ft exclusive

2 dedicated car parking spaces

Subject to contract

Location

The Watermark is located on south bank of the River Tyne adjacent to the intu Metrocentre, Gateshead. The business park enjoys excellent communication links being situated to the north side of the A1114 (Riverside Way) which links with the A1(M) approximately 0.5 miles to the west. The park is also in easy access to bus and rail services from intu Metrocentre.

Newcastle city centre lies approximately 4 miles to the east and Newcastle International Airport 6 miles to the north west.

Description

The accommodation comprises a ground floor office suite situated within Unit 12 Bankside and benefits from two designated parking spaces. Internally the office accommodation in the whole is open plan with two smaller offices and kitchen to the rear. The suite is carpeted throughout with suspended ceilings and is heated via gas fired central heating panel radiators. The toilets are shared with the rest of the building.

Accommodation

We are advised that the office accommodation comprises the following approximate Net Internal Areas:-

Ground Floor	100.07sq m	1,077 sq ft
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Terms

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £13 per sq ft exclusive of VAT.

Rates

We understand from the VOA website that the property has a Rateable Value of £10,750 as at 1st April 2017.

Prospective tenants should contact Gateshead Council to confirm the exact rates payable.

EPC

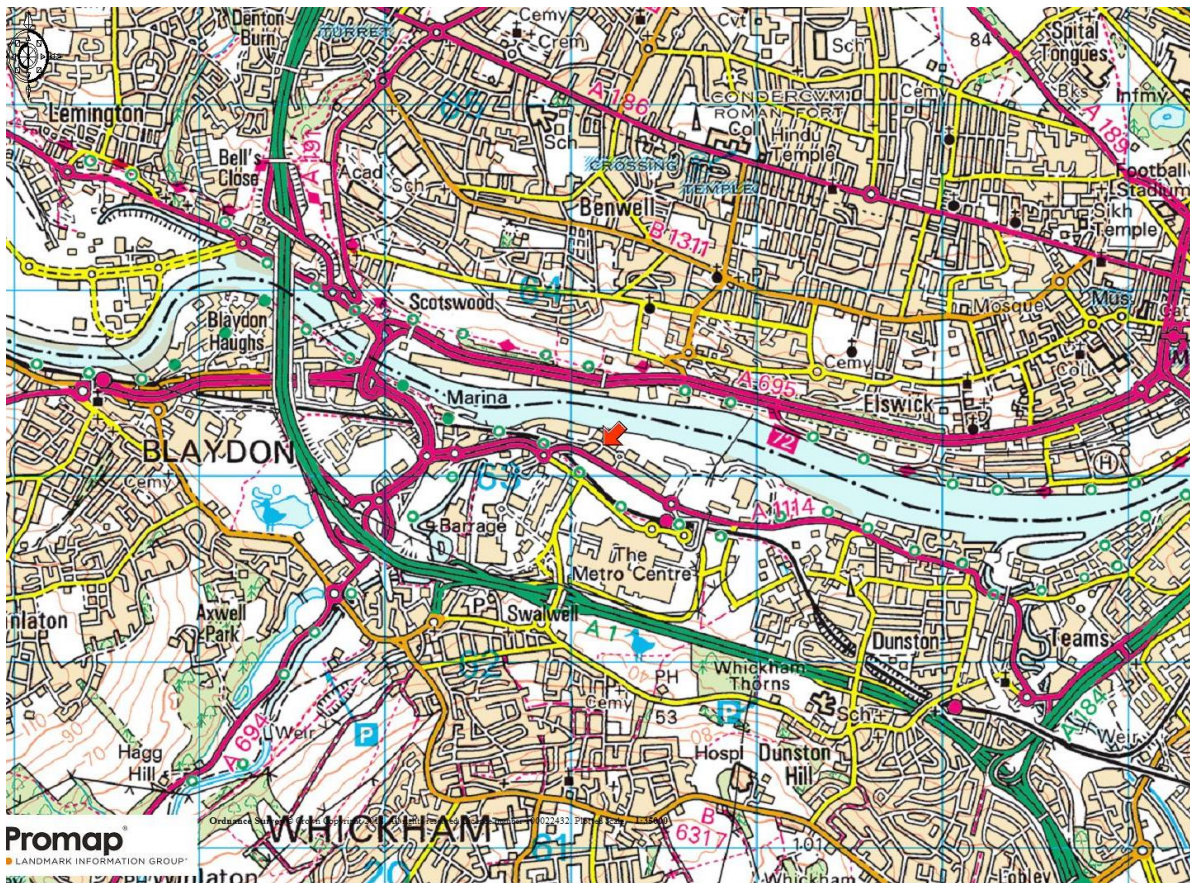
The Energy Performance Asset Rating is Band C (68). A full copy of the EPC is available if required.

Legal costs

Each party to bear their own costs incurred in the preparation, settlement and completion of the lease together with any VAT thereon.

VAT

All rents are deemed exclusive of VAT.



Strictly by prior appointment with the agents:

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