



Modern Self-Contained Offices

2,302 ft² (213.86 m²)

- Two storey purpose-built office building
- Easy In/Easy Out – rolling 3 monthly lease options available
- Open plan accommodation
- Fitted out and ready to occupy
- 7 dedicated car parking spaces
- Excellent transport links

For further information please contact:

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TO LET

Unit 11, Bankside, The Watermark,
 Gateshead, NE11 9SY

Location

Bankside forms part of The Watermark development and is located between the River Tyne and the Intu Metrocentre 4 miles west of Newcastle City Centre.

The property benefits from excellent transport connections being adjacent to the A1(M) and having the benefit of proximity to both bus and rail connections to Newcastle and the surrounding local area via the Metrocentre transport hub.

The Watermark has recently attracted occupiers such as Barratt Homes, Handelsbanken and Teleperformance.

Description

Unit 11, Bankside comprises a two-storey office property with a modern open plan layout. The ground floor is currently partitioned to provide two meeting rooms and a small office area whilst the first floor is open plan with exposed timber beams and kitchen area.

The specification of the property includes:

- Open plan offices
- Two dedicated meeting rooms
- Male/Female/Disabled WCs
- Perimeter trunking
- Suspended ceiling with new LED light fittings to be provided
- Heating by gas fired boiler to panelled radiators
- 7 dedicated parking spaces
- Kitchen facilities
- Fibre ready with a live 100MB/1GB connection

Accommodation

The property comprises the following approximate areas:

	M ²	Ft ²
Unit 11 Bankside	213.86	2,302

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Easy In/Easy Out – rolling 3 monthly lease options available.

Rent

£13 psf per annum exclusive of business rates, service charge and all other outgoings.

Estate Charge

Approximately £1psf.

Business Rates

According to the 2017 rating list, the current rates payable equate to approximately £3.78 psf per annum.

EPC

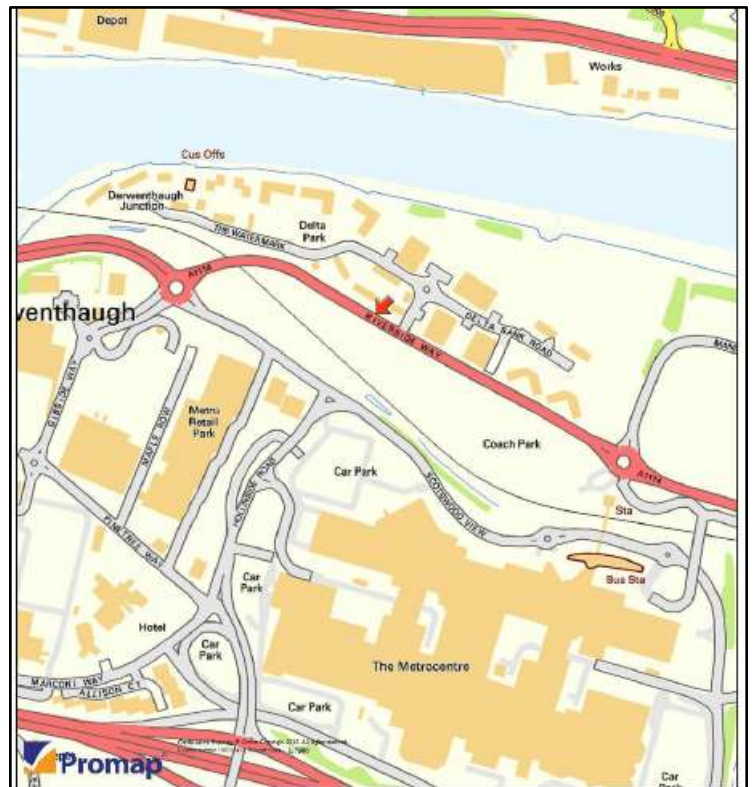
The property has an EPC rating of C(58).

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London, SW1P 3AD. Tel: 024 7686 8555.

VAT, Rents and Outgoings

All numbers quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

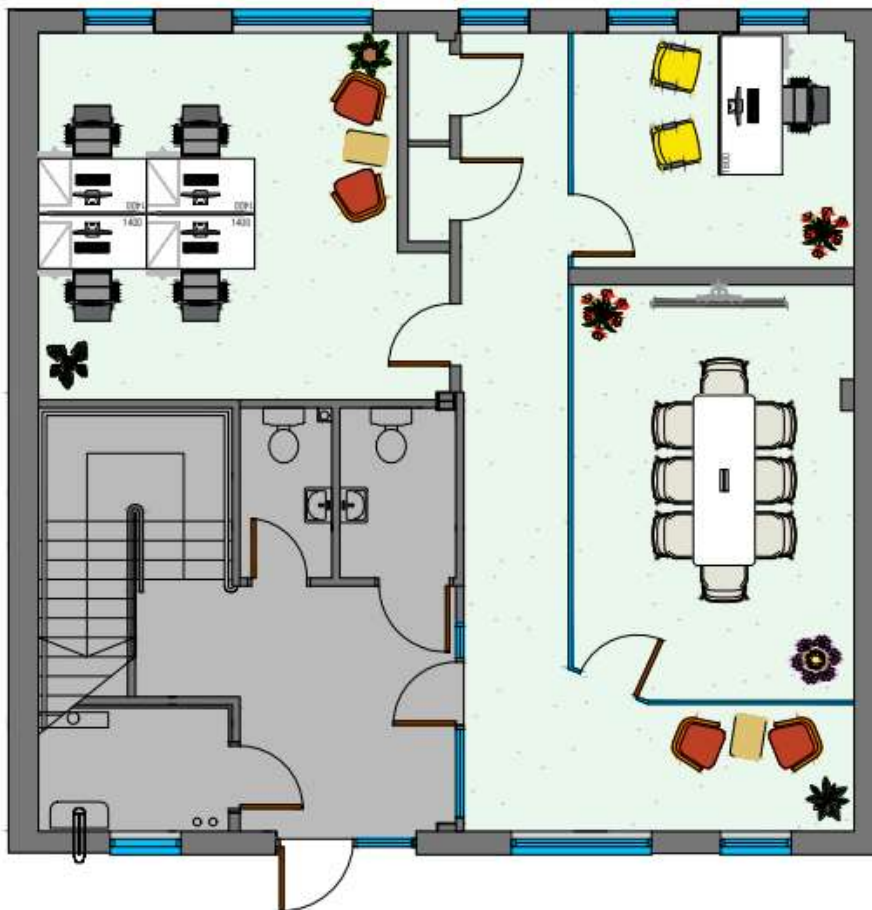


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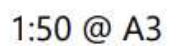


Ground Floor
Layout 1

1:50 @ A3

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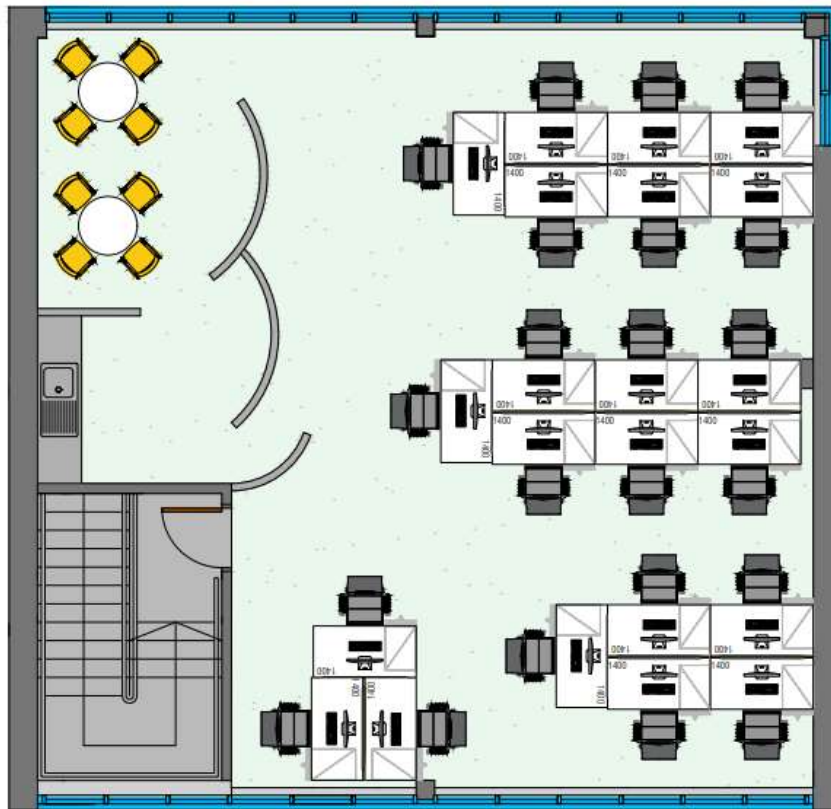
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First Floor

1:50 @ A3

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