

To Let



Honeycomb, Gateshead

The Watermark, NE11 9SZ

 **naylors**

To Let

Newly Refurbished Office Accommodation

2,522 Sq Ft (234.28 Sq M)

- First-floor accommodation
- Newly refurbished space
- On-site car parking
- Shower facilities available
- Option for the suite to be provided furnished



Location

The Watermark is one of the major business locations on the South Bank of the Tyne and benefits from being within close proximity to the A1 trunk road and the Metro Interchange which provides excellent public transport links.

Honeycomb is located adjacent to the Metro Centre, one of the largest undercover shopping centres in Europe providing an exceptional level of local amenities. In addition the property benefits from an excellent outlook over the River Tyne.

Description

The property comprises a substantial two storey office building, home to established occupiers including ITV and Media Works. The available suite has recently undergone refurbishment and now provides a modern working environment, including a new kitchenette, two glass partitioned meeting rooms and an open plan office area.

The building itself benefits from raised access flooring, LED lighting, shower facilities, a full height glazed atrium and excellent natural light throughout. Additional features include two passenger lifts, male, female and disabled WCs on each floor, cycle storage, nine dedicated car parking spaces and 24/7 access.

Accommodation

The property has been measured and comprises the following NIA areas:

Suite 1B 2,522 sq ft (234.28 sq m)

Terms

The first floor is available by way of a new fully repairing and insuring (FRI) lease.

Rent

£16.00 per sq ft.

Service Charge

There is a service charge payable on the building, more information can be provided on request.

Building Insurance

Available upon request.

EPC

To be assessed.

Rateable Value

Available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

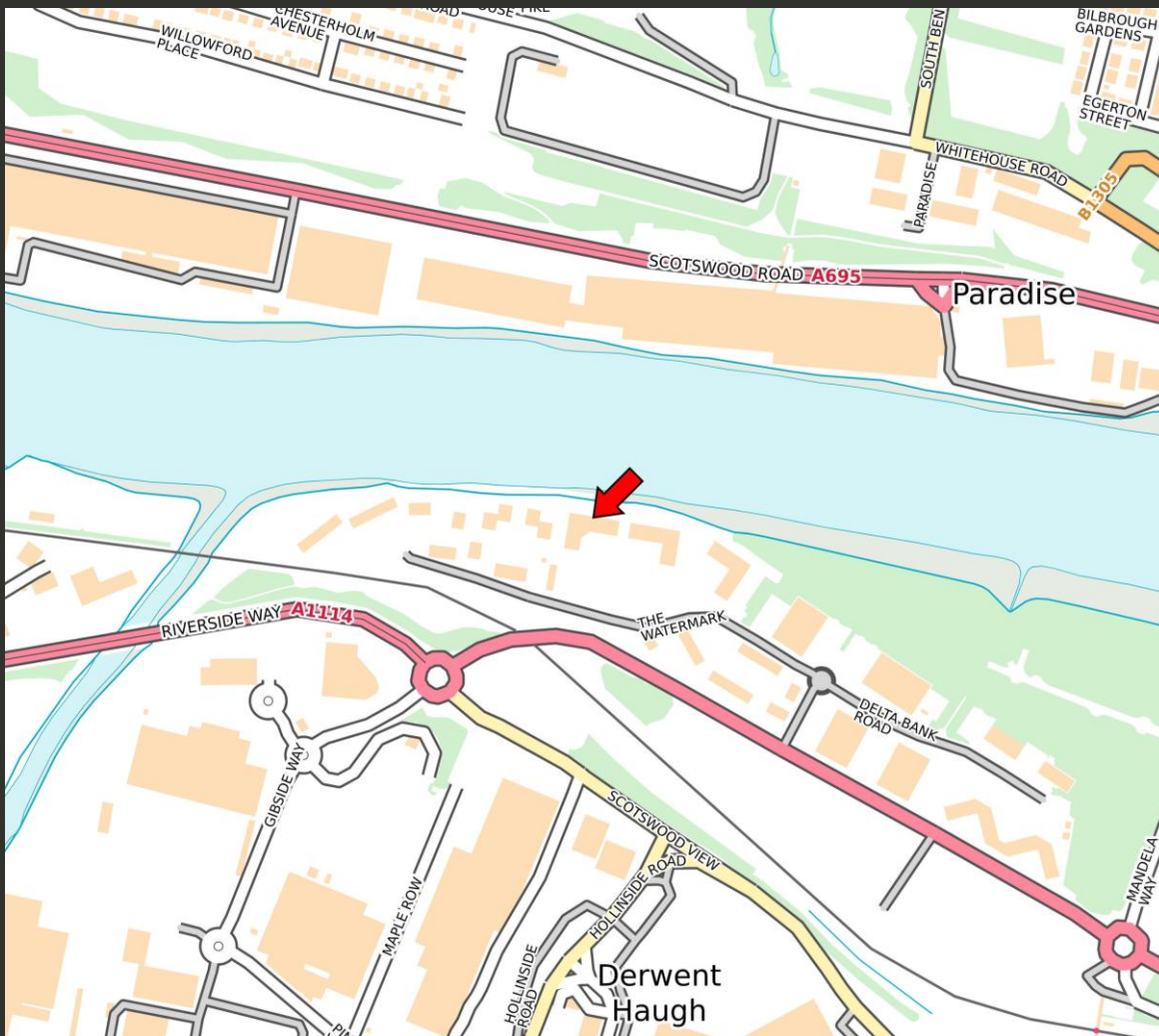
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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 tenant(s).





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