

# For Sale



## Unit 8 Keel Row

Gateshead, NE11 9SZ

 **naylors**

# For Sale

## Self Contained Office Unit 2,514 Sq Ft (233.55 Sq M)

- Well located on the Riverside
- Allocated parking spaces
- Great transport links
- Two storey self contained office



### Location

The Watermark development occupies a prime position between the River Tyne and the Metrocentre, approximately four miles west of Newcastle City Centre. The location benefits from strong transport connections, offering quick access to the A1(M) and convenient bus and rail links to Newcastle and surrounding areas via the Metrocentre transport hub.

### Description

The property comprises a two-storey office building that benefits from generous natural light and views over the River Tyne.

The accommodation is arranged across two floors, each incorporating kitchen and WC facilities. The layout currently provides a combination of open-plan office space alongside partitioned meeting rooms.

### Accommodation

The property comprises the following net internal area:

|              |                                  |
|--------------|----------------------------------|
| <b>Total</b> | <b>2,514 sq ft (233.55 Sq M)</b> |
|--------------|----------------------------------|

### Tenure

The property is available for the Freehold Sale.

### Sale price

£350,000

### Business Rates

According to the VOA the property has a Rateable Value of £29,000.

### Legal Costs

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

### EPC

Available upon request.

### 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 Purchaser.





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