

To Let



Unit 6, The Staithes

Ground Floor, The Watermark, Gateshead, NE11 9SN

 **naylors**

To Let

Modern Office Accommodation

3,976 Sq Ft (369.37 Sq M)

- Popular business park location
- Dedicated parking spaces
- 13 dedicated parking spaces
- Good transport links
- First floor occupier – Riverside



Location

The Watermark is located on the south bank of the River Tyne adjacent to the Metro Centre Shopping complex and approximately 3 miles west of Newcastle City Centre. The development benefits from excellent communication links being situated within 0.5 miles from the A1M trunk road and around 5 miles from Newcastle International Airport. Public transport is also well accessed through the bus and rail interchange which is located at the Metro Centre, opposite the business park.

Surrounding occupiers include Tyne Tees Television, HMC Group, Handelsbanken, Kids 1st Nursey and Robertson Simpson.

Description

The property comprises a modern ground floor office suite, benefiting from excellent natural light and views across the River Tyne. The ground floor provides for high quality office accommodation with a mixture of open plan and cellular space. Features of the property include suspended ceilings, LED lighting, raised access floors, gas central heating, WCs, shower facility, air/conditioning cassettes and kitchen facilities. Externally the property benefits from 13 designated parking spaces.

Accommodation

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

Ground Floor	3,976 sq ft	(369.37 sq m)
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Rent

£13.50 psf.

Service Charge

A service charge is payable for the common areas within the unit. There is also a small charge levied to cover the cost of maintaining the external areas including landscaping, street lighting and estate roads.

EPC

The property has an EPC rating of C (54).

Rateable Value

According to the valuation office agency website the rateable value is £55,000.

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 purchaser / tenant(s)





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