

Office Premises To Let

9 Keel Row, The Watermark, Gateshead, NE11 9SZ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office premises to let
- Total size of 183.3m² (1,941ft²)
- Within an established business park
- EPC Rating C68
- Car parking facilities
- Views of the River Tyne

Rent of £27,950 per annum

LOCATION

The subject property is located on Keel Row in Gateshead. Keel Row is a popular and established business location on The Watermark which is situated between the A1114 and the River Tyne with surrounding businesses including Handelsbanken, Russell Telecom, Foxy Hair Extensions and The Riverside Group.

The Watermark estate is accessed by the A1114 which is 0.3 miles away and links with the A184 to the east and A1(M) to the west. Public transport links include the Metrocentre Train Station which is 0.7 miles away and there are bus stops within 0.5 miles of the property.

DESCRIPTION

The subject property is a substantial two storey, brick construction office building within an established business park on the banks of the River Tyne, The Watermark. The property briefly comprises an entrance lobby, plant room, two WCs and open plan office space to the ground floor with further open plan office space to the first floor.

The property has many amenities including gas central heating, Cat II lighting, double glazed windows, perimeter trunking and floor boxes. The property is also carpeted throughout the offices with an impressive tiled area in the lobby and staircase, there is also a secure intercom system with keypad access and a wall-mounted air conditioning unit.

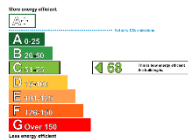
Externally, there are also 8 allocated car parking spaces located to front of the property.

ACCOMMODATION

Ground floor	83.3m ²	897ft ²
First Floor	97.0m ²	1,044ft ²
Total	183.3m²	1,941ft²

EPC RATING

C68

**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Office and Premises	£17,000	£8,483

We are advised that the rateable value of the premises as at 1 April 2017 is £17,000 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available to let by way of a new lease with terms to be agreed at £27,950 (Twenty Seven Thousand Nine Hundred and Fifty Pounds) per annum.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

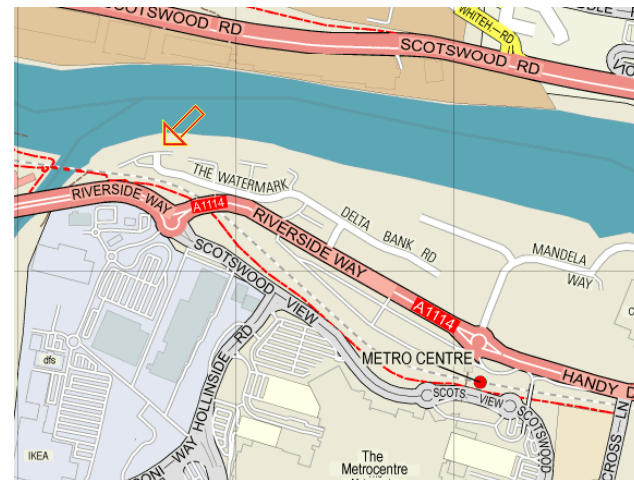
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasebusinesspremise.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



0.7 miles from Metro Centre
Bus Station



0.7 miles from Metro Centre
Train Station



0.3 miles from A1114
1.4 miles from A1(M)
2.7 miles from A184



8 miles from Newcastle
International Airport