

FOR SALE / TO LET

Detached Modern Office

**Unit 5 Staithes
The Watermark
Gateshead
NE11 9SN**



- 2 Storey detached office premises
- Good Specification
- 12 Car Parking Spaces
- Size: 325 sq m (3,494 sq ft)
- Asking Rent: £48,000 pa
- Asking OIEO of £450,000

LOCATION

The Watermark is located around 3 miles to the west of the centre of Newcastle and Gateshead on the south bank of the river Tyne and very close to The Metrocentre. The development enjoys excellent communication links with the A1(M) approximately ½ mile to the west. There is a bus and rail interchange on the north side of The Metrocentre within a short walking distance of the premises.

The Staithes and Metro Riverside Park are a highly successful office development providing a range of office units. Occupiers include, Barratt Homes, Synergi IT and Russell Telecom.

DESCRIPTION

An impressive two storey detached modern office building of brick construction with a pitched and hip tiled roof. The property incorporates a double height glazed corner reception area and has the benefit of powder coated metal windows and doors. Internal features includes carpeted raised access floors, suspended ceilings with recessed lighting and an 8 person passenger lift. Heating is provided by way of gas fired panelled radiators. The property comes with 12 allocated parking spaces.

ACCOMMODATION

The property provides a net internal area of 325 sq m (3,494 sq ft).

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £48,000 per annum (exclusive). Alternatively offers are invited in excess of £450,000 for the freehold interest of the property.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Office & Premises: £31,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

LEGAL COSTS

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

EPC

An energy performance certificate has been commissioned and will be available to all interested parties as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

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.

VIEWING

By appointment only through Johnson Tucker LLP. Contact Kristian Sorensen on 0191 2697892 or kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
 4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- The statement does not affect any potential liability under the Property Misdescriptions Act 1991.