

# TO LET

**GEORGE F. WHITE**  
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## Business Park Office

**12 Bankside  
The Watermark  
Gateshead  
NE11 9SY**



- Good quality office accommodation on The Watermark
- Seeking rental offers of £13,000 per annum
- Ground floor premises of approximately 96.99 sq m (1,044 sq ft)
- Parking spaces included



## LOCATION

The property is located on The Watermark in Gateshead on the bank of the River Tyne adjacent to the Metro Centre.

The property benefits from excellent transport links and is situated adjacent to the A1(M) and is serviced by local bus and rail connections.

## DESCRIPTION

The subject property provides ground floor office accommodation which is partitioned to provide two larger office areas and a smaller meeting room. There is also a kitchen within the office and WCs in the entrance.

## ACCOMMODATION

The property has the below approximate net internal area:

Ground floor – 96.99 sq m (1,044 sq ft)

## TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £13,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

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

Office and premises: £10,750

The rating assessment for the future appearing on the 2023 Valuation List is as follows: -

Shop and premises: £11,750

The Small Business rate multiplier for the year 2022/2023 is 49.9 pence in the pound.

## LEGAL COSTS

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

## EPC

The property has an energy performance certificate rating of B(48).

## VAT

We are advised that the property is elected for VAT

## ANTI-MONEY LAUNDERING REGULATIONS

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.

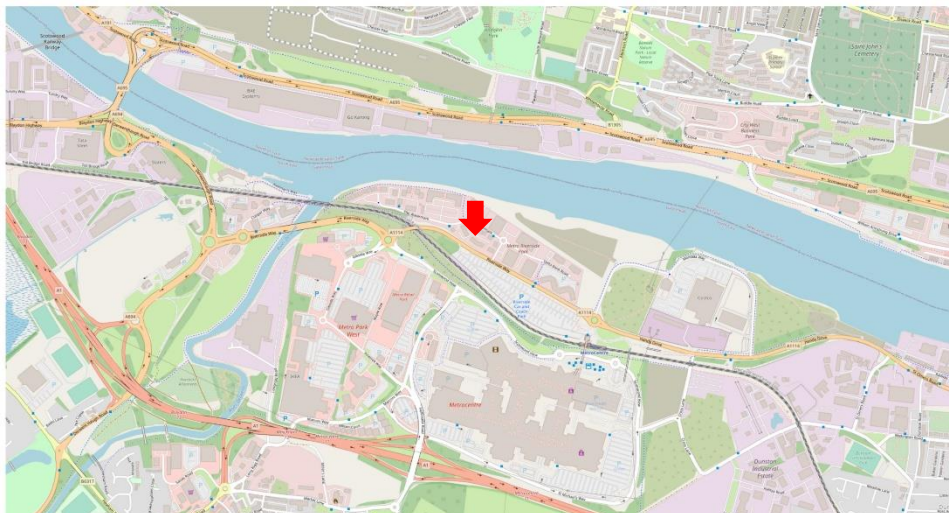
## VIEWING

By appointment only through George F White LLP contact:

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## SUBJECT TO CONTRACT



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