

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Business Park Office

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



- Good quality office accommodation on The Watermark, Gateshead in close proximity to The Metro Centre
- Seeking rental offers of £13,500 per annum (exclusive)
- 3 car parking spaces included
- Ground floor office premises of approximately 96.27 sq m (1,036 sq ft) including large board room, open plan office and smaller meeting rooms

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 with large board room, two smaller glass portioned offices and a larger open plan office with tea station. Shared WCs are available in the lobby.

ACCOMMODATION

The property has the below approximate net internal area:

Ground floor – 96.27 sq m (1,036 sq ft)

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £13,500 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment will need to be split upon completion of a letting.

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 C(67).

VAT

We are advised that the property is not 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

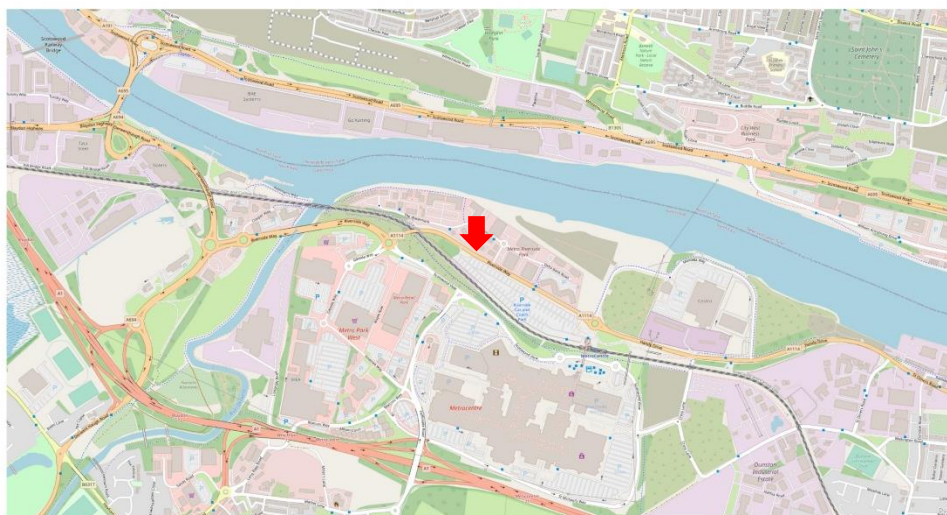
By appointment only through George F White LLP

Kristian Sorensen

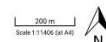
07586 128 092

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SUBJECT TO CONTRACT



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