

**TO LET**

Unit 2, Bankside, The Watermark,  
Gateshead, Tyne And Wear, NE11 9SY



## Modern 'Semi-Serviced' Offices

1,045 Sq Ft (97.08 Sq M)

- Two storey purpose-built office building
- Easy in/Easy out - with fixed monthly rental
- Up to 4 reserved car parking spaces
- Short and Long Term options available
- Fitted out and ready to occupy

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

Unit 2, Bankside, The Watermark,  
Gateshead, Tyne And Wear, NE11 9SY

### Location

Bankside forms part of The Watermark development and is located between the River Tyne and the Intu Metrocentre 4 miles west of Newcastle City Centre.

The property benefits from excellent transport connections being adjacent to the A1(M) and having the benefit of proximity to both bus and rail connections to Newcastle and the surrounding local area via the Metrocentre transport hub.

### Description

Unit 2, Bankside is a two-storey office property offering high quality modern refurbished space. The ground floor is currently partitioned to provide three separate offices and the first floor is open plan.

The specification of the property includes:

- Feature first floor open plan office
- Easy in and Easy out terms
- Short or long term contracts available
- Male/Female/Disabled WCs
- Perimeter trunking
- Suspended ceiling with new LED light fittings
- Heating by gas fired boiler to panelled radiators
- Up to 4 dedicated parking spaces
- A kitchen/break out facilities
- Furniture not provided
- 1 GB ultra high speed fibre broadband
- Ring intercom
- Extended signage rights

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
<b>First Floor Office</b>	<b>1,045</b>	<b>97.08</b>

### Terms

The property is available on long term and 'Easy In/Easy Out' short term 12-month licence agreements.

### Rent

The rent ranges from £434.00 - £2,170.00 Per Month

### EPC

The property has an EPC rating of C (52).

### VAT

All numbers quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT. M

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## TO LET

Unit 2, Bankside, The Watermark,  
Gateshead, Tyne And Wear, NE11 9SY



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. 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.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order