

TO LET

Unit 2, Keel Row, The Watermark,
Gateshead, Tyne And Wear, NE11 9SZ



Self Contained Furnished Office Unit

1,826 Sq Ft (169.64 Sq M)

- Newly Refurbished
- Fully Fitted Office
- Well located on the Riverside
- 7 allocated parking spaces
- Excellent transport links
- Two storey purpose-built office building

For further information please contact:

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

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

TO LET

Unit 2, Keel Row, The Watermark,
Gateshead, Tyne And Wear, NE11 9SZ

Location

The Watermark development is situated between the River Tyne and the Intu Metrocentre, just 4 miles west of Newcastle City Centre. The property offers excellent transport links, with easy access to the A1(M) and close proximity to bus and rail connections to Newcastle and the surrounding areas, all via the Metrocentre transport hub. Recent tenants at Watermark include Barratt Homes, Handelsbanken, and Teleperformance.

Description

The property consists of a two-story office building, offering abundant natural light and stunning direct views of the River Tyne, along with high-quality, modern office space.

The ground floor, there is a small reception/lobby area with new toilet facilities, that leads into an open-plan office space, complete with a meeting room. The first floor features an open-plan layout, a small tea point, and attractive timber trusses.

The property is currently undergoing a full refurbishment and will have the following specification:

- New carpets
- LED lighting
- Fully Furnished
- Newly Fitted Kitchens and Tea point

Accommodation

The property has been and has the following floor areas:

	Sq Ft	Sq M
Ground Floor	783	72.74
First Floor	1,043	96.89
Total	1,826	169.64

Terms and Rent

The property is available as fully furnished at £20psf.

Service Charge

There is a service and estates charge payable, which is available upon request.

Building Insurance

Available upon request

EPC

The property has an EPC rating of C (56).

Rateable Value

According to the VOA the property has a rateable value £21,250 (2023 list). Giving rates payable of £10,604 per annum (£5.81psf.)

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices 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.

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, Keel Row, The Watermark,
Gateshead, Tyne And Wear, NE11 9SZ



For Illustrative Purposes Only



For Illustrative Purposes Only

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.