



## Self Contained Furnished Office Unit

2,041 Sq Ft (189.61 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:

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## 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 has been fully refurbished with the following:

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

## Accommodation

The property has been and has the following floor areas:

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	998	92.72
First Floor	1,043	96.89
<b>Total</b>	<b>2,041</b>	<b>189.61</b>

## Terms and Rent

Upon application.

## 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 (£5.20psf).

## 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



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