



Self-contained office

1,826 Sq Ft (169.64 Sq M)

- Two storey purpose-built office building
- Fitted out and ready to occupy
- Modern office accommodation
- Excellent transport links
- Allocated parking spaces

For further information please contact:

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1555

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

FOR SALE

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

Location

The Watermark development 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.

The Watermark has recently attracted occupiers such as Barratt Homes, Handelsbanken and Teleperformance.

Description

The property comprises a two storey office building benefiting from excellent natural light and direct views across the River Tyne, providing high quality modern office accommodation.

The ground floor has a small reception/ lobby area leading into an open plan office accommodation, with a meeting room to the rear. Additionally the ground floor has toilet facilities.

The first floor is open plan, with a small teapoint and the feature of timber trusses.

Accommodation

The property has been measured and comprises the following areas:

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

Tenure

Freehold

Price

£295,000 plus VAT.

Service Charge

Upon application

EPC

The property has an EPC rating of B (50).

Rateable Value

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

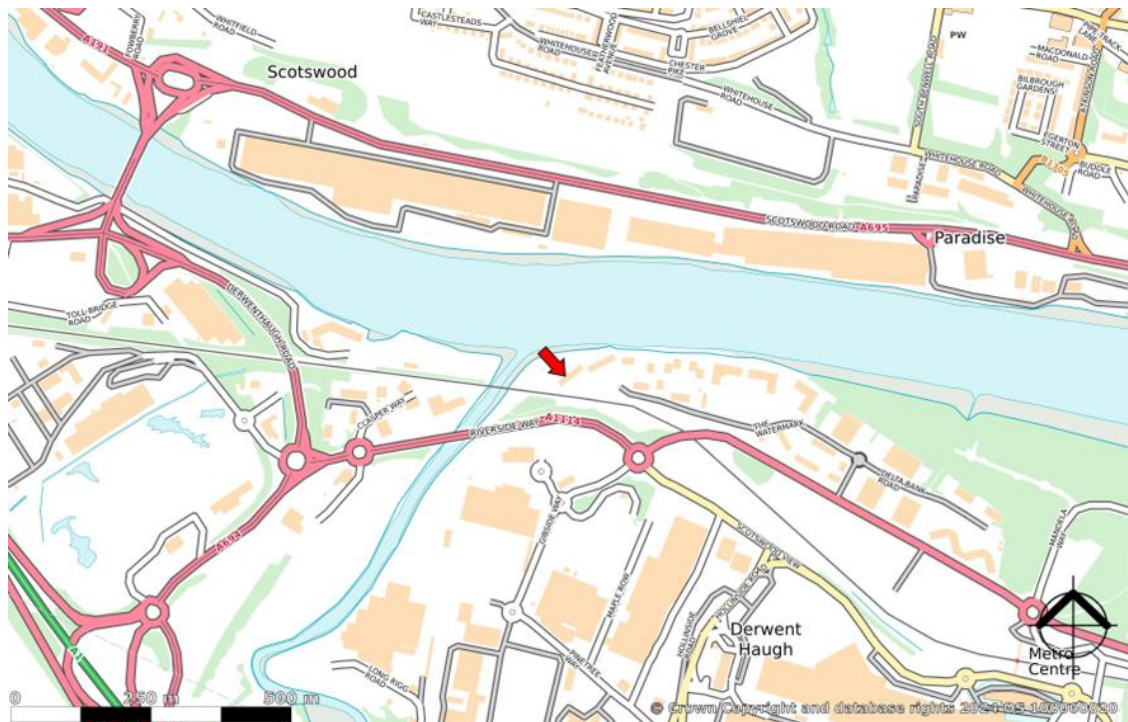
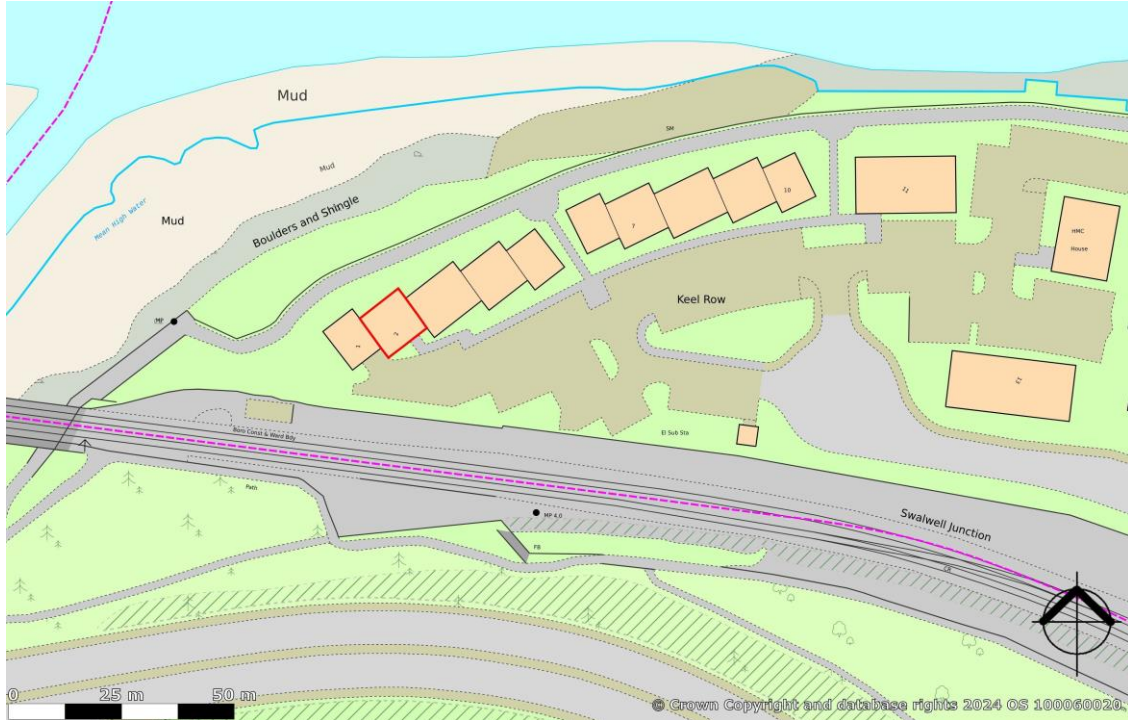
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FOR SALE

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



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