

For Sale

11 Keel Row, The Watermark,
Gateshead, NE11 9SZ



Modern Self-Contained Office

4,492 ft² (417.3 m²)

- Two storey purpose-built office building
- Open plan accommodation
- Fitted out and ready to occupy
- 16 dedicated car parking spaces
- Excellent transport links

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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 is a modern two storey office building benefiting from excellent natural light and direct views across the River Tyne.

The building provides for high quality modern office accommodation with a mixture of open plan and glass partitioned office space on the first floor. Features of the property include suspended ceilings, raised access floors, gas central heating, air conditioning, WCs, LED lighting and kitchen facilities.

The property also benefits from a reception area. Externally the property has 16 designated parking spaces.

The Ground floor has a mixed design featuring a large meeting room, along with a server room and storage rooms. The rear windows benefit from roller shutters.

Accommodation

The property comprises the following approximate areas:

	M ²	Ft ²
Ground Floor	194.4m ²	2093ft ²
First Floor	222.9m ²	2399ft ²
Total	417.3m²	4492ft²

Tenure

The Freehold interest is available for sale.

Sale Price

£695,000 plus VAT

Annual Service Charge

£1,850.96 per annum. To be paid quarterly in advance

Business Rates

Rateable value- £42,750 (2017 list). Giving rates payable of £21,332.25 per annum (£4.75psf.)

EPC

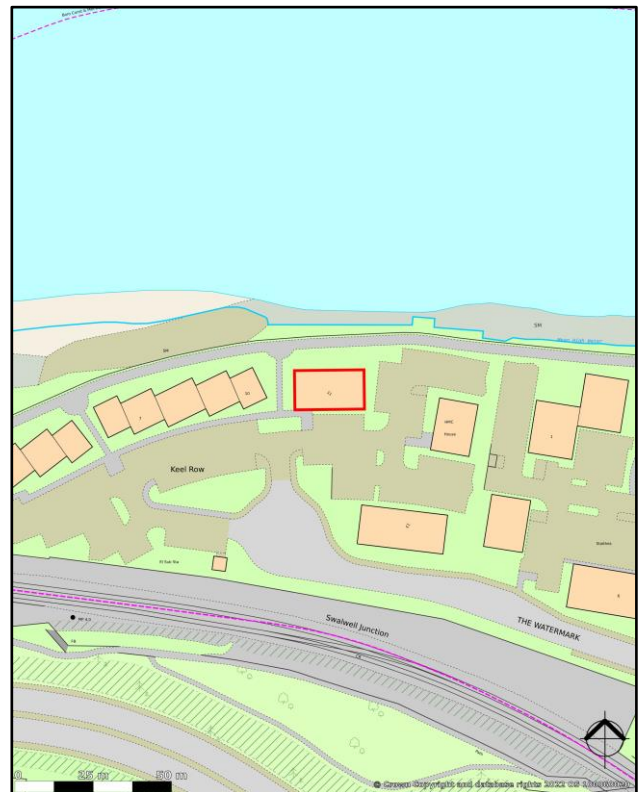
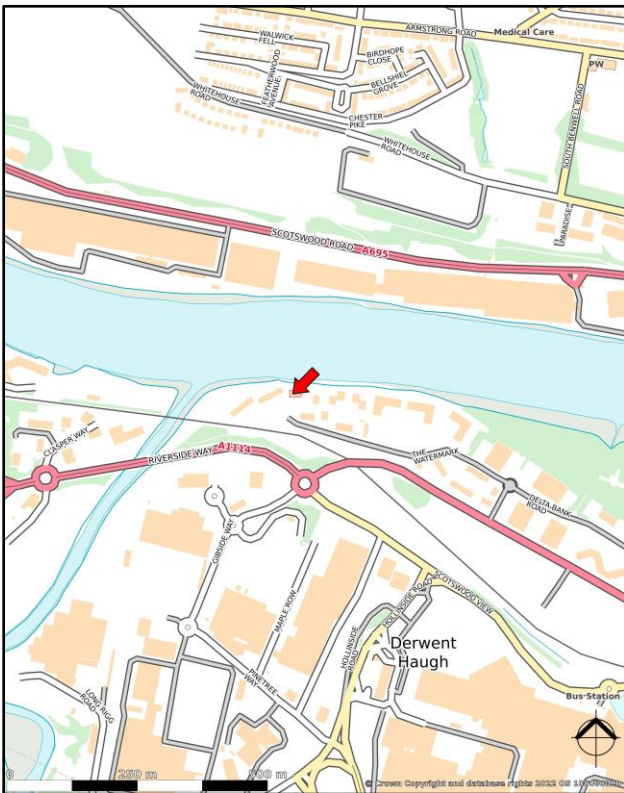
The property has an EPC rating of B (47).

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: 024 7686 8555.

VAT, Rents and Outgoings

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



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