



**Ground Floor Office  
Accommodation**  
**2,242 ft<sup>2</sup> (208.32 m<sup>2</sup>)**

- Modern office
- Comfort cooling
- Fully fitted
- Established Business Park near the Metrocentre
- 9 car parking spaces

**For further information please contact:**

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## TO LET

Unit 6 Riverside Way, Metro Riverside Park,  
Gateshead, NE11 9DJ

### Location

The premises are located on Riverside Way within the Metro Riverside Business Park, next to The Watermark development, on the south bank of the River Tyne adjacent to the Metrocentre, Gateshead.

Riverside Way has excellent communication linking with the A1(M) approximately half a mile to the west. Newcastle City Centre lies approximately 4 miles to the east and Newcastle International Airport approximately 15 minutes by car to the north.

### Description

The property comprises a two-storey office building of brick construction with double glazed windows and a pitched concrete tiled roof.

The available premises are fully fitted with the following specification:

- Comfort cooling
- Suspended ceilings with LED light fittings
- Perimeter trunking
- Partitioned offices and kitchen
- 9 car parking spaces

### Accommodation

The available accommodation is located on the ground floors and has the following approximate floor areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	208.32	2,242

### Tenure

The premises are available by way of a new lease for a term to be agreed.

### Rent

£24,750 per annum exclusive of VAT, rates and service charge equating to £11psf.

### Service Charge

There will be a service charge payable for the upkeep of the common parts and exterior of the building.

The current service charge budget for this suite is £8,903 per annum equating to £3.97psf

### Business Rates

On application.

### EPC

The EPC rating of the property is D 93.

### Legal Costs

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

### 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.



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### VAT

All rents, premiums and purchase prices 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.

