



## Modern 'Semi- Serviced' Offices From 175 – 475ft<sup>2</sup> (16-43.5m<sup>2</sup>)

- Two storey purpose-built office building
- Easy In/Easy Out – with fixed monthly rental
- Up to 4 reserved car parking spaces
- Range of shared services
- Fitted out and ready to occupy
- Excellent transport links
- 1GB ultra high speed fibre broadband

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**RICS**



## TO LET

Unit 2, Bankside, The Watermark,  
Gateshead, NE11 9SY

### Location

Bankside forms part of The Watermark development and 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.

### Description

Unit 2, Bankside is a two-storey office property offering high quality modern refurbished space. The ground floor is currently partitioned to provide three separate offices and the first floor is open plan.

The specification of the property includes:

- Feature first floor open plan office
- Male/Female/Disabled WCs
- Perimeter trunking
- Suspended ceiling with new LED light fittings
- Heating by gas fired boiler to panelled radiators
- Up to 4 dedicated parking spaces
- A kitchen/break out facilities
- Furniture not provided
- 1 GB ultra high speed fibre broadband
- Ring intercom
- Extended signage rights

### Accommodation

The property comprises the following approximate areas:

|                     |             | M <sup>2</sup> | Ft <sup>2</sup> |
|---------------------|-------------|----------------|-----------------|
| <b>Ground Floor</b> | <b>Room</b> |                |                 |
|                     | <b>1</b>    | 16             | 175             |
|                     | <b>2</b>    | 27.50          | 300             |
| <b>Total</b>        |             | <b>43.50</b>   | <b>475</b>      |

### Terms

The property is available on 'Easy In/Easy Out' 12-month licence agreements.

### Rent

The accommodation is available on the following terms:

|        | PA     | PM      |
|--------|--------|---------|
| Room 2 | £7,500 | £625.00 |
| Room 1 | £4,375 | £364.58 |

The rent is per annum and is inclusive of rent and service charge plus VAT at the standard rate.

### EPC

The property has an EPC rating of C (52)

### VAT, Rents and Outgoings

All numbers 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.



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