



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

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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

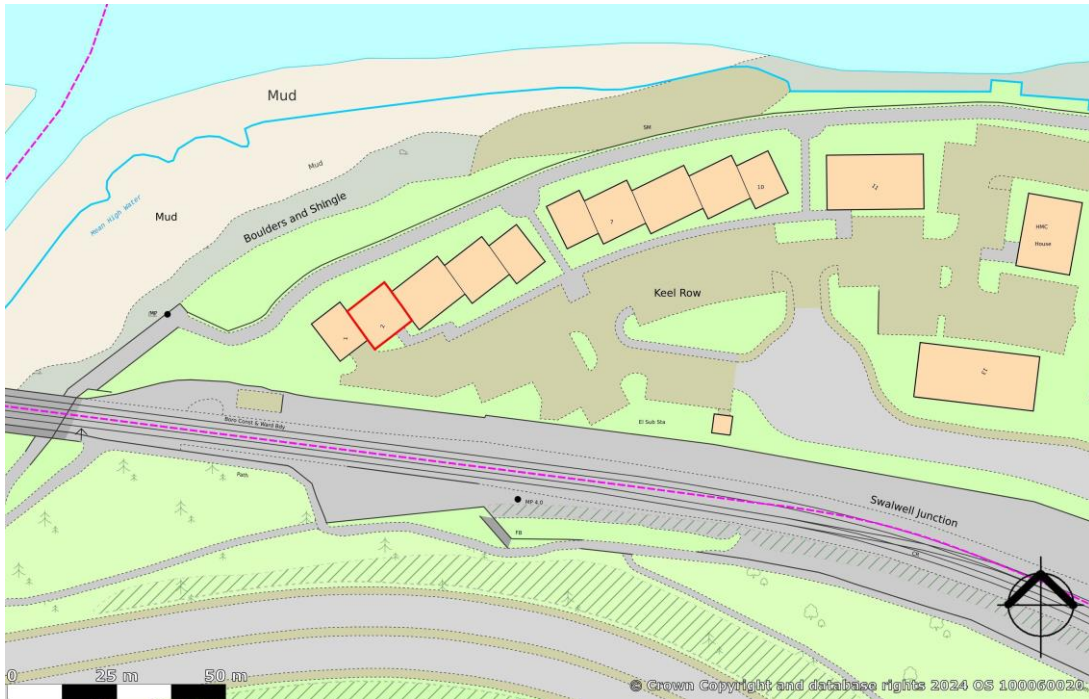
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

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