



Modern 'Semi-Serviced' Offices

300 Sq Ft (27.87 Sq M)

- Two storey purpose-built office building
- Easy in/Easy out - with fixed monthly rental
- Up to 4 reserved car parking spaces
- Short and Long Term options available
- Fitted out and ready to occupy

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Unit 2, Bankside, The Watermark,
Gateshead, Tyne And Wear, 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
- Easy in and Easy out terms
- Short or long term contracts available
- 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 has been measured and comprises the following areas:

	Sq Ft	Sq M
Main Office	300	27.87

Terms

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

Rent

The rent for the main office is £625 Per Month

EPC

The property has an EPC rating of C (52).

VAT

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. M

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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