

PARKER KNIGHTS

REAL ESTATE



14 BANKSIDE, THE WATERMARK, GATESHEAD, NE11 9SY



ABOUT

DESCRIPTION

The subject property comprises first floor office accommodation within a two storey modern terraced building. Internally the demise offers light and airy office accommodation benefitting from the following features:-

- Raised access floors
- Large open plan floorplate
- VDU compliant lighting
- Fitted tea point
- Heating by gas fired panel radiators
- W.C. facilities to the ground floor
- Impressive ceiling void

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
First	1,026.9

EPC

Rating: B

CAR PARKING

4 spaces

SERVICE CHARGE

On application

UTILITIES

Gas and electric recharges are split 50/50 between the two floors

BUSINESS RATES

Rates payable circa £3.65 psf. Further enquiries should be made to the local council

TERMS

ASKING RENT

£12,500 per annum

TENURE

New lease available

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable





LOCATION

The Watermark lies adjacent to the Metrocentre and Metro Retail Park on the south bank of the River Tyne.

The area benefits from excellent transport links with the A114 providing easy access to both the A1(M) and the A694. Newcastle city centre lies approximately 3 miles to the east with Newcastle International Airport 5 miles to the north.

The Watermark also benefits from convenient public transport with the bus and rail interchange situated at The Metrocentre. Surrounding occupiers include HML Group, Hansteen and ITV News Tyne Tees.

PARKER KNIGHTS

REAL ESTATE

CONTACT

AGENT DETAILS

Michael Downey

Parker Knights

DD: 0191 649 8924

M: 07711 767 423

E: mdowney@parkerknights.co.uk

W: www.parkerknights.co.uk



Misrepresentation Act: These particulars do not form part of any contract. Parker Knights nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.