

**PARKER KNIGHTS**

REAL ESTATE



GF SUITE, 14 BANKSIDE, THE WATERMARK, GATESHEAD, NE11 9SY



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
Ground	878 (2 to 10 desk requirement)

## 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

## EPC

Rating: B

## BUSINESS RATES

From April 26 - £11,000

Rates free if you comply as small business for rates relief.

# TERMS

## THE RIGHT IMAGE FOR THE RIGHT COST

Rent **£10,000 pa**  
 Rates: **Free rates if SBR apply**  
 Budgeted service charge: **£1,000 pa**  
 Likely utilities: **£2,000 pa**

Gross amount per annum: **£13,000 pa**  
 Gross amount per month: **£1,083 pcm**

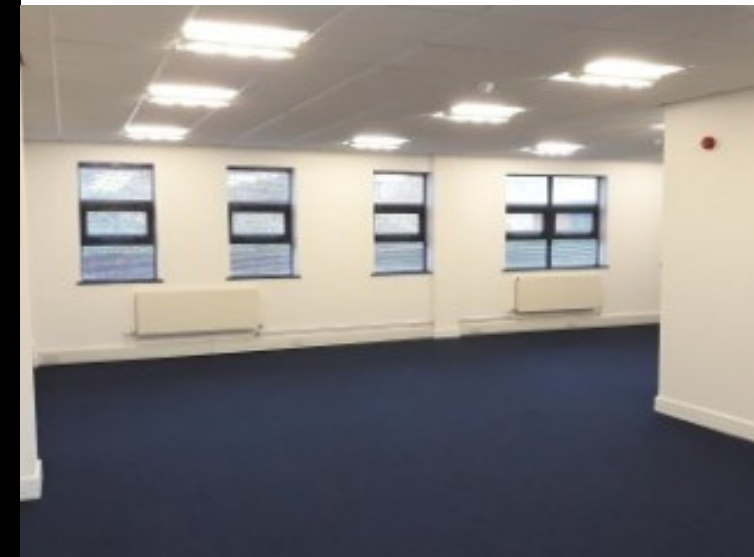
The rates, service charge and utilities are approximate figures and have been provided for guidance purposes only.

# ABOUT

## DESCRIPTION

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

- Panel lighting
- Power and data points
- Fitted tea point
- Heating by gas fired panel radiators
- W.C. facilities to the ground floor
- 3 car parking spaces
- Lease flexibility available





## 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.

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# CONTACT

## AGENT DETAILS

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