

Your partners in property

# To Let Richmond House

The Watermark, Gateshead, Tyne and Wear, NE11 9SZ



Information Memorandum



## Location

Richmond House is located at The Watermark, a key business location on the Southern Bank of The River Tyne. The Watermark benefits from being situated within close proximity to the A1 and the Metro Interchange, providing fantastic accessibility and public transport links across the region.

The Watermark sits adjacent to the Metro Centre, one of the largest shopping centres in Europe, providing high-end retail and leisure facilities.

The property benefits from sitting adjacent to the River Tyne which provides an exceptional outlook. Neighbouring occupiers include Teleperformance UK, Mediaworks and Gleeson Homes.

## Description

Richmond House comprises a two-storey office with car parking to the front and side elevation. The reception lies in the centre of the building with large expansive floorplates positioned either side of the main entrance.

The specification includes:

- LED Panel Lighting
- Raised Access Floor
- Expansive Floor Plate
- Air Conditioning
- 2.8m Floor to Ceiling Height
- Building Reception (unmanned)
- Male, Female & Accessible WC's
- On-Site Parking
- EPC – B (48)

## Floor Area

Richmond House	Floor Area sq.m	Floor Area Sq. ft
Ground Floor	965.96	10,397

## EPC

The building was assessed on 28 July 2017 and achieved an EPC rating of B(48).

## Rent

£12.75 per sq. ft, per annum.

## Service Charge

A service and estate charge will be payable to cover the upkeep and maintenance of the building, the communal areas and the wider estate.

## Terms

The property is available by way of an effective Full Repairing & Insuring Lease.

## Ratable Value

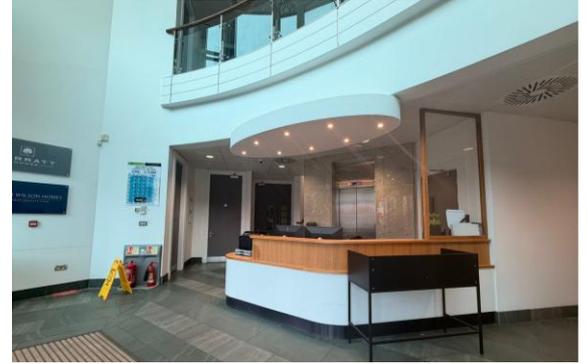
As of 1 April 2026, the ratable value for the ground floor of the property is £79,288.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

## VAT

All rents are quoted exclusive of VAT.





## Contact

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Particulars dated January 2025. Photographs dated February 2026.

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