

12 BANKSIDE

THE WATERMARK, GATESHEAD
TYNE & WEAR, NE11 9SY

- Good quality accommodation on The Watermark
- Ground and First floor accommodation
- Parking spaces included



GFW.

12 BANKSIDE

THE WATERMARK, GATESHEAD
TYNE & WEAR, NE11 9SY

PROPERTY SUMMARY

The property provides ground and first floor office accommodation.

The ground floor has entrance hall and four partitioned offices. previously used by an aesthetics business. There is also a kitchen and WCs

The first floor is partitioned to provide larger open plan space and 3 smaller individual offices. There is also a kitchen and WCs.

Each office has dedicated parking spaces.

WHOLE BUILDING RENT - £25,000 PER ANNUM

GROUND FLOOR - £13,000

FIRST FLOOR - £13,000



LOCATION

The property is located on The Watermark in Gateshead on the bank of the River Tyne adjacent to the Metro Centre.

The property benefits from excellent transport links and is situated adjacent to the A1(M) and is serviced by local bus and rail connections.

DESCRIPTION

The property provides ground and first floor office accommodation.

The ground floor has entrance hall and four partitioned offices. previously used by an aesthetics business. There is also a kitchen and WCs

The first floor is partitioned to provide larger open plan space and 3 smaller individual offices. There is also a kitchen and WCs.

Each office has dedicated parking spaces

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor	108.7	1,170
First Floor	119.3	1,284
Total	228	2,454

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £25,000 per annum. VAT is chargeable. All other terms are to be agreed by negotiation.

Alternatively:

The ground floor is available by way of a new effective full repairing and insuring lease at a rent of £13,000 per annum (exclusive). All other terms are to be agreed by negotiation.

The first floor is available by way of a new effective full repairing and insuring lease at a rent of £13,000 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Ground Floor	11,250
First Floor	13,000

The Small Business Rate for the year 2025/2026 is 49.9 pence in the pound.

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 tenant.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of B(48).

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

//cloak.wing.farms

VIEWINGS

Viewings are strictly by prior appointment with GFW.

Danielle Clough

07590 183 178

danielleclough@georgefwhite.co.uk

Daniel Huntley

07586 128 087

danielhuntley@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





LOCATION PLAN

12 BANKSIDE, THE WATERMARK, GATESHEAD, TYNE & WEAR, NE11 9SY

© Crown copyright and database rights 2021 OS Licence Number 0100031673. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form. Not to scale. For illustration purposes only.



0333 920 2220



sales@gfwllp.co.uk



gfwllp.co.uk



Dean Street Arch, 22 Dean Street, Newcastle upon Tyne, NE1 1PG



