

**TO LET**

6 The Staithes, The Watermark,  
Gateshead NE11 9SN



## Ground Floor Modern Offices

369.42 m<sup>2</sup> (3,976 ft<sup>2</sup>)

- Modern office accommodation
- 13 dedicated car parking spaces
- Popular business park location
- Fully refurbished

For further information please contact:

Jessica Ross

E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1544

Penny McAteer

E: [penny@naylorsgavinblack.co.uk](mailto:penny@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1565

Hadrian House

Higham Place  
Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### Location

The Watermark is located on the south bank of the River Tyne adjacent to the Metro Centre Shopping complex and approximately 3 miles west of Newcastle City Centre. The development benefits from excellent communication links being situated within 0.5 miles from the A1M trunk road and around 5 miles from Newcastle International Airport. Public transport is also well accessed through the bus and rail interchange which is located at the Metro Centre, opposite the business park.

Surrounding occupiers include Tyne Tees Television, HMC Group, Handelsbanken, Kids 1<sup>st</sup> Nursey and Robertson Simpson. The estate is also served by its own licensed café.

### Description

The property comprises a modern ground floor office suite, benefiting from excellent natural light and views across the River Tyne. The ground floor provides for high quality office accommodation with a mixture of open plan and cellular space. Features of the property include suspended ceilings, raised access floors, gas central heating, WCs, LED lighting, air/conditioning cassettes and kitchen facilities. Externally the property benefits from 13 designated parking spaces.

### Accommodation

The property comprises the following on a NIA basis:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	369.42	3,976

### Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rent of £53,680 per annum exclusive.

### Rating

According to the valuation office agency website the rateable value is £38,000 meaning that current rates payable will be circa £4.82 psf.

### Service Charge

A service charge is payable for the common areas within the unit. There is also a small charge levied to cover the cost of maintaining the external areas including landscaping, street lighting and estate roads.

### EPC

The property has an EPC rating of C54.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### 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 purchaser.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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### 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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices 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.



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