

**PARKER KNIGHTS**

REAL ESTATE



14 BANKSIDE, THE WATERMARK, GATESHEAD, NE11 9SY



# DETAILS

## ACCOMMODATION

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

Floor	SQ FT
First	1,026.9

## EPC

Rating: C

## CAR PARKING

4 spaces

## SERVICE CHARGE

£11,201.10 per annum

## 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

£16,500 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

# 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





## 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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