

# TO LET

- ✓ Raised Access Floors
- ✓ Carpeted throughout
- ✓ Teapoint
- ✓ Potential to include office furniture
- ✓ 3 car parking spaces
- ✓ EPC C

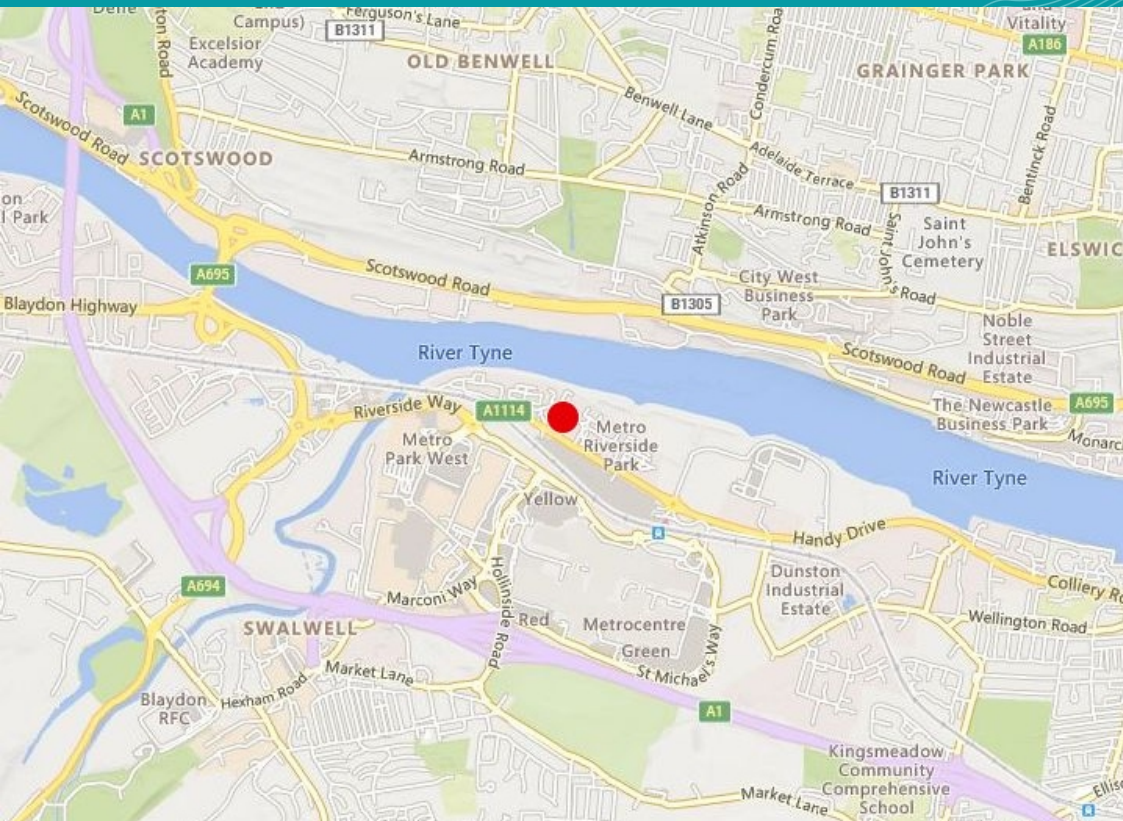


1 Bankside, The Watermark, Gateshead NE11 9SY

Ground floor office

1,020 Sq Ft  
(95 Sq M)

# 1 Bankside, The Watermark, Gateshead NE11 9SY



## DESCRIPTION

The subject property provides a ground floor suite within a two storey modern terrace building. The suite comprises of an open plan office with two demised meeting rooms and one large board room. Shared WCs are available in the lobby.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Office	1,020	95
<b>Total</b>	<b>1,020</b>	<b>95</b>

## LOCATION

The property is located 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.

## TERMS

Leasehold

## RENT

£12,240 per annum

## BUSINESS RATES

To be re-assessed.

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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

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