

Lambert
Smith
Hampton

Unit 1 Bankside | The Watermark

| GATESHEAD | NE11 9SY |

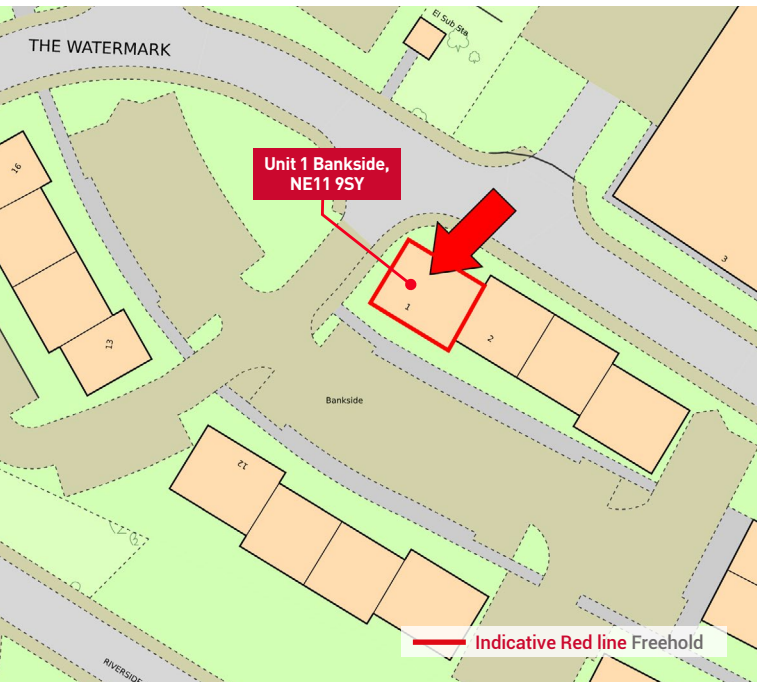
PERITUS

KEY FEATURES

- ✓ NIA Floor area circa 2,311 sq. ft (214.69 sqm)
- ✓ Excellent road and transport links
- ✓ Offered with full vacant possession
- ✓ 6 car parking spaces

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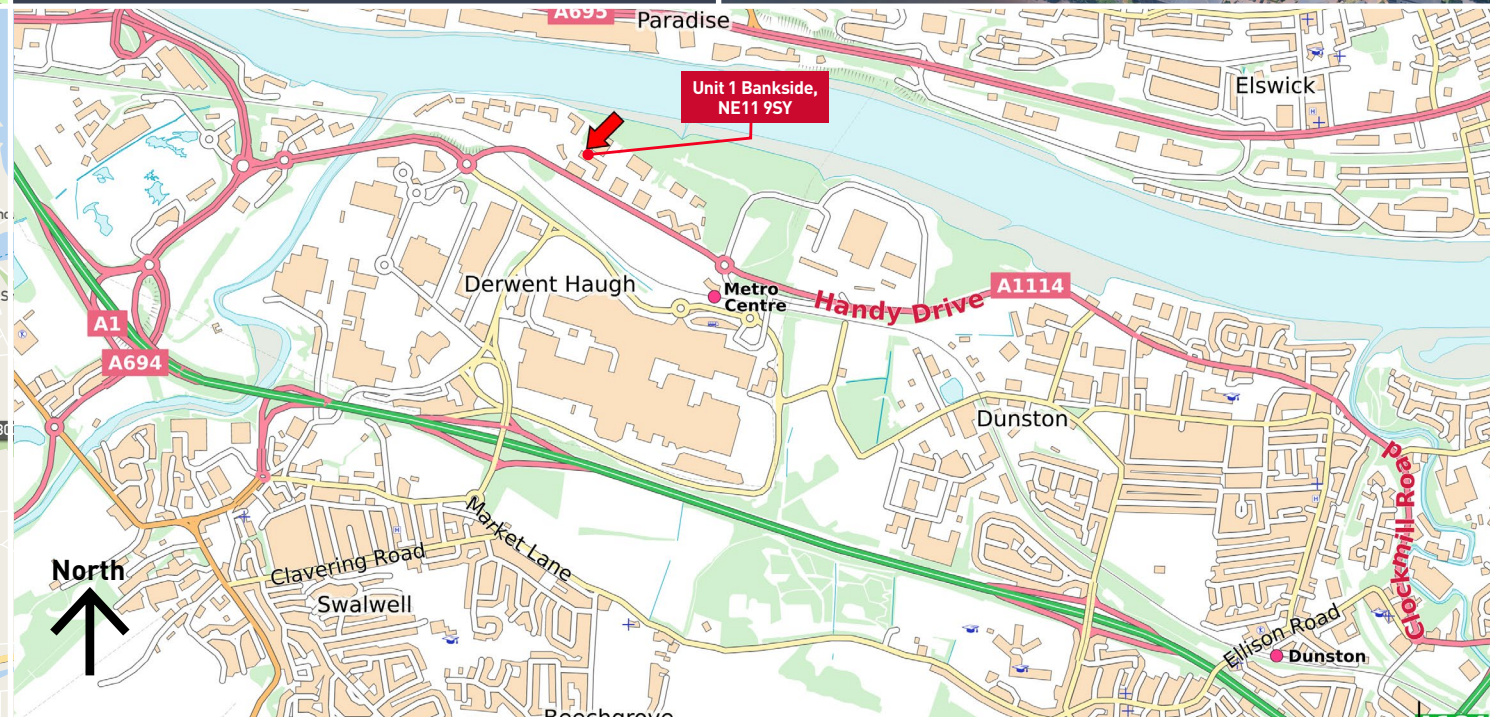
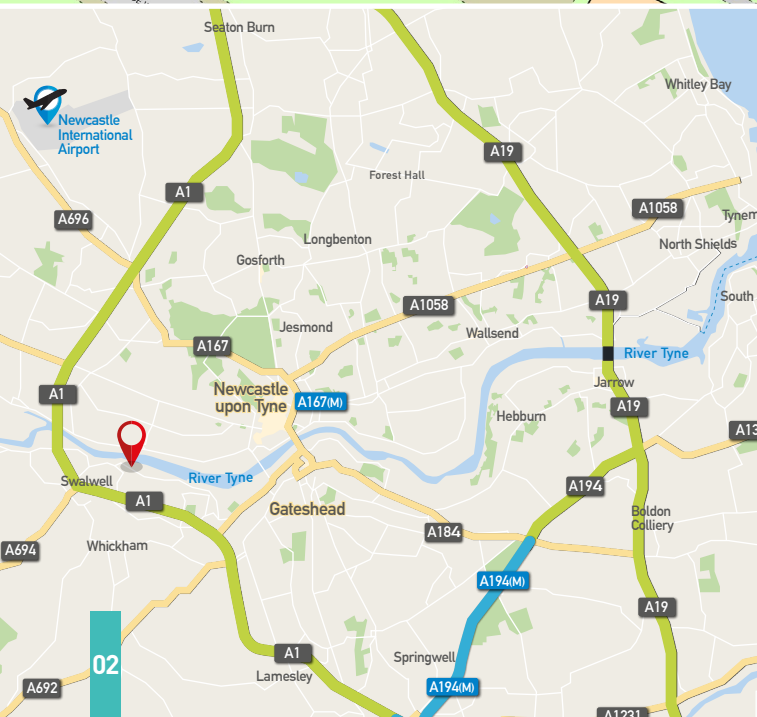
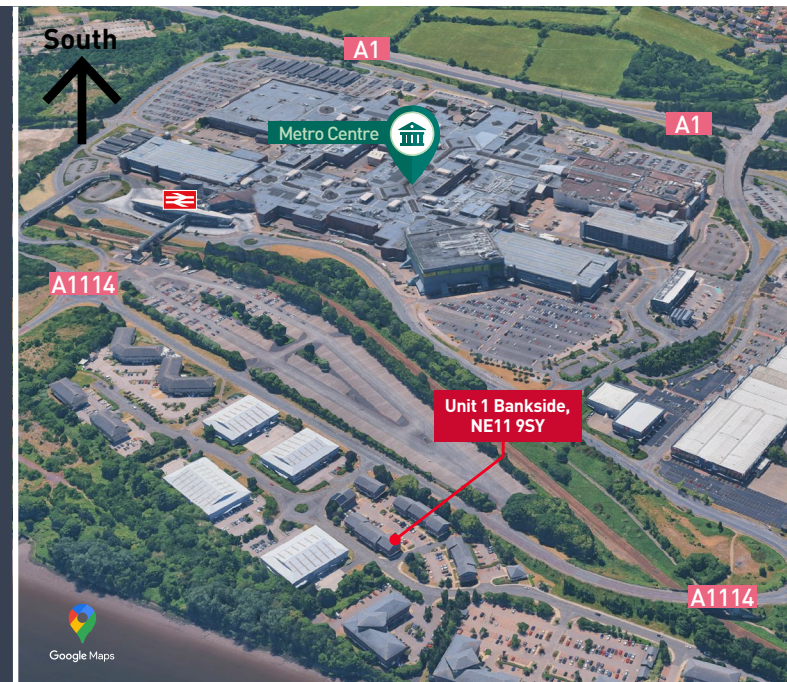
FOR SALE – SELF-CONTAINED TWO-STOREY OFFICE BUILDING



Location

The property is located on the southern bank of the River Tyne within The Watermark development, close to the Metro Centre. The development is very well located, being approximately ¼ mile from the nearest junctions of the A1(M) giving easy access to the regional and national road networks. This development also benefits from excellent public transport links and is conveniently situated about a 10-minute walk from the Metro Centre public transport interchange which provides both rail and bus access. Newcastle airport is 5 miles to the northwest of the estate, circa 15 minutes by car, and offers flights to UK and numerous European destinations.

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Description

A two-story end of a terrace office unit constructed circa 2008 of steel frame construction with brick and block curtain walling under an artificial slate roof. Internally, the accommodation is arranged to provide two cellular offices and a meeting room at ground floor with a large open plan area at first floor.

The property benefits from raised access floors, carpet tile floor coverings, painted plaster walls, suspended ceilings with LED light fittings to ground floor with a feature exposed timber frame and suspended light fittings to first floor.

The property is currently vacant and is available with full vacant possession.

Tenure

Freehold (Title No. TY449280). The property is available **Freehold with vacant possession.**



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Accommodation

Floor	Sq Metres	Sq Feet
Ground floor	98.98	1,065
First floor	115.67	1,245
Net Internal Area:	214.65	2,311
Additional first floor mezzanine	16.59	179

EPC

Energy Rating **(B)** – Valid unit 30/06/2036.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Rating Assessment

Unit 1 Bankside, The Watermark, Gateshead, NE11 9SY has a current rateable value of £31,500.

Interested parties should make their own enquiries of the Local planning Authority in this regard.

VAT

All prices are deemed exclusive of VAT.

Purchase Price

Offers are invited to purchase the **Freehold interest**. All offers must be supported by proof of funding.

SUBJECT TO CONTRACT

Viewing and Further Information

Viewing strictly by prior appointment with the sole agents. Please contact:

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SALE ON BEHALF OF THE JOINT LIQUIDATORS

The Freehold property, is being marketed for sale on behalf of the Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

ANTI – MONEY LAUNDERING

In accordance with AML regulations, the purchaser will need to provide information including the source of funding to complete the purchase.