

Office Space To Let

Part Ground Floor Barratt House, The Watermark, Gateshead, NE11 9SZ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground floor office space
- Total size of 433m² (4,661ft²)
- Large open plan floorplate
- EPC Rating B48
- Popular and established business location
- 12 dedicated car parking spaces

Rent of £12.50 per ft²
By way of a sub lease - inclusive of service charge, insurance

LOCATION

The subject property is located on The Watermark in Gateshead. The Watermark is a popular office park location with surrounding occupiers including WHP, Stokoe Rodger, Barratt Homes, Eclipse Networks, Hansteen and JumpArena Trampoline Park.

The Watermark is situated between the River Tyne and A1114, which provides direct access to A1(M) to the west and A184 and Gateshead town centre to the east. The Watermark is adjacent to intu Metrocentre, 0.4 miles from Metrocentre Train Station and 1 mile from A1(M).

DESCRIPTION

The subject property comprises a ground floor office space, located within the Barratt House office development. The property currently is accessed via a glazed entrance, providing a manned reception, client seating area and shared WC facilities.

Internally, the unit is well presented throughout and offers an open plan floorplate, benefiting from raised access flooring, suspended ceiling and recessed LED lighting.

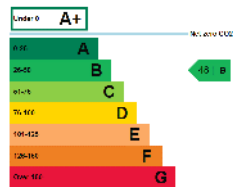
Externally, the property benefits from 12 dedicated car parking spaces and there may be an opportunity for external signage, subject to negotiation.

ACCOMMODATION

Total 433 m² 4,661 ft²

EPC RATING

B48



RATING ASSESSMENT

We understand that the rateable value will need to be reassessed.

TERMS

The ground floor suite at Barratt House is available by way of a new effective Full Repairing and Insuring sublease to be agreed at a rent of **£12.50 per sq ft, inclusive of service charge and building insurance.**

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

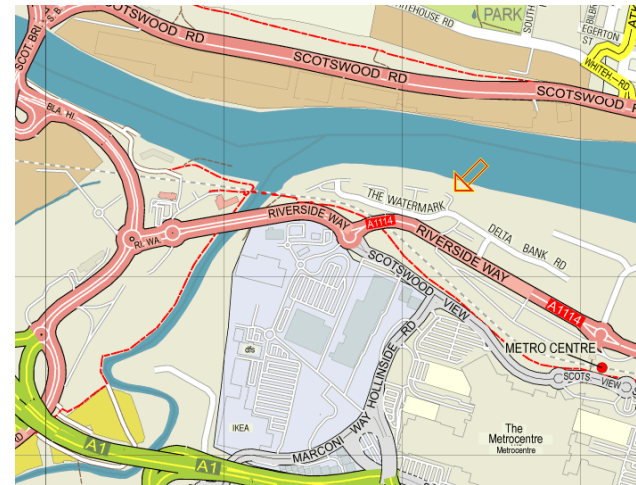
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on A1114



0.4 miles from Metrocentre Train Station



1 mile from A1(M)
2.1 miles from A184



8 miles from Newcastle International Airport

