

Office Unit / Investment For Sale

REF: NE2224

2 Bankside, The Watermark, Dunston, Gateshead NE11 9SY



- Self - contained two storey property.
- Floor Area circa 1,860 sq.ft. (173 sq.m.).
- Excellent transport and road links.
- Currently operating as an office hub.
- Current net income circa £31,500 p.a.
- FREEHOLD £315,000 plus VAT



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

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 1/4 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 positioned 5 miles to the north-west of the estate, circa 15 minutes by car, and offers flights to UK and numerous European destinations plus a daily flight to Dubai.

Description

This immaculate property comprises a two-storey office unit forming a terrace that was constructed between 2007 and 2008. The property is of steel frame construction with brick and block curtain walling under an artificial slate roof. Internally the property has raised access floors, carpet tile floor coverings, painted plaster walls, and a suspended ceiling with new LED light fittings. Heating is by way of a small-bore gas-fired wet radiator system.

Current Business Model

The building currently operates as an office centre with options for physical and virtual occupancy via www.2bankside.co.uk. There are currently 4 licensed tenants and 4 virtual tenants plus income from the hire of a meeting room. The property is configured to provide 2x office spaces plus the meeting room on the ground floor with a large open plan space on the first floor. Solar panels are installed on the roof which generate another income stream. Vacant possession of the building would also be available.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Ground Floor

Lobby

Offices circa 820 sq.ft. (76 sq.m.).

W.C.

W.C. DDA compliant

First Floor

Offices circa 1,045 sq.ft. (97 sq.m.).

External

Car Parking 4x allocated spaces

EPC

Rating C.



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Services

Gas central heating, which can be operated remotely, and double glazing is installed to the building. Exit and entry can also be monitored remotely.

Business Rates

The premises are assessed as follows:

Ground Floor RV £11,250

First Floor RV £14,500

Rates incentives subject to status.

Money Laundering Regulations

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

Viewing

Via this office or with our joint agent, Portland Dodds Brown on 01642 616 616.



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