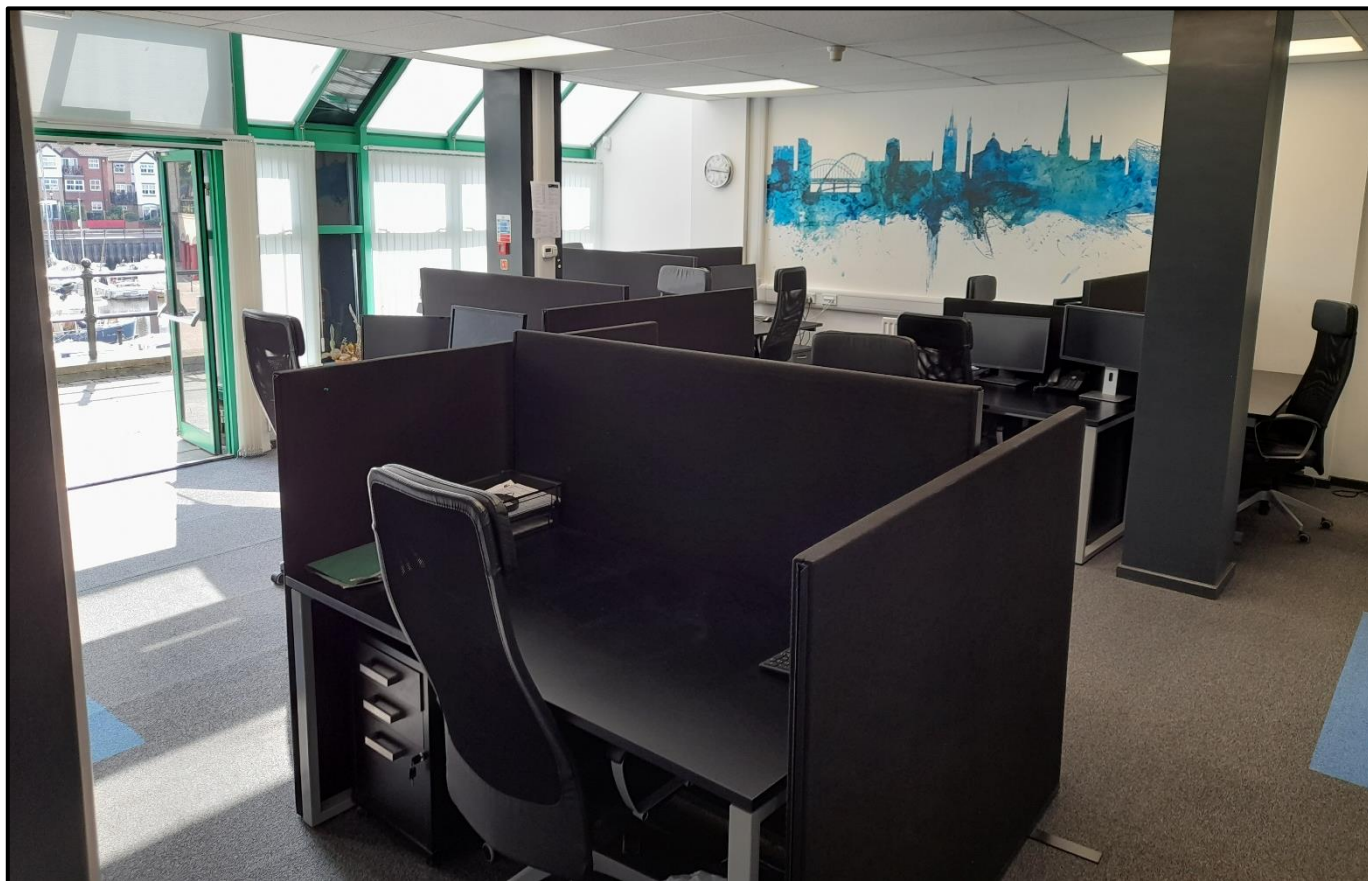


OFFICE SUITE

REF: NE1925

4 St Peters Wharf, St Peters Basin, Newcastle upon Tyne NE6 1TZ



- Self - contained suite on upper deck.
- Vibrant riverside location.
- Floor area circa 130.4m² (1,404 ft²).
- 4 allocated parking spaces.
- Good public transport links.
- RENT £15,000 per annum 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 suite is located on the upper commercial level of St Peters Wharf overlooking the Marina. St Peters Wharf forms part of St. Peters Basin which is located off the A186 Walker Road approximately 3 miles from Newcastle City Centre and benefits from a direct bus service into town.

This mixed development offers a range of residential accommodation together with offices, retail and leisure space all with attractive views across the River Tyne.

Description

The opportunity is a single storey office unit with two entrances off the walkway. The unit currently offers an open office space together with 4 partitioned offices and separate staff facilities. The unit is well appointed with carpets throughout and a suspended ceiling. We understand 4 parking spaces are allocated to the suite.

Accommodation

Ground Floor

Offices 130 sq.m. (1,404 sq.ft.).
Kitchen
Toilets

Terms

A new IRI lease is available for a term of years to be agreed. The asking rent is £15,000 per annum plus VAT. There is a service charge of circa £2,000 plus VAT per annum.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the lease.



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Services

We understand that mains gas, electricity and water are connected to the property. There is an alarm system and gas central heating.

VAT

VAT is applicable.

Business Rates

The premises are assessed as follows:

Rateable Value £9,750
Rates free incentives subject to status.

EPC

Rating - C

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.

Agents Notes

Purchase options available.

