



**BNP Paribas Real Estate
One Trinity Gardens
Broad Chare
Newcastle upon Tyne
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To Let

6B Riverside Way, Metro Riverside Park, Gateshead, NE11 9DJ

**Office Accommodation
205.85 sq m (2,216 sq ft)**



- **Excellent Access to the A1**
- **9 car park spaces**



Location

The property is situated on Riverside Way within Metro Riverside Business Park. Riverside Way is an established development within Metro Riverside Park and is situated adjacent to the larger Watermark development based on the south bank of the River Tyne adjacent to the Metro Centre, Gateshead.

The development enjoys excellent communication links being situated on the north side of the A1114 (Riverside Way) that links with the A1 (M) approximately half a mile to the west.

Newcastle city centre lies approximately 4 miles to the east and Newcastle International Airport approximately 15 minutes by car to the north.

Other occupiers within the Watermark development and surrounds include Tyne Tees Television, Teleperformance, Riverside Housing, Mansell Construction, Gateshead Health NHS Foundation Trust and Office Data Supplies.

Description

The property comprises a detached, self-contained two-storey office building with car parking set within a landscaped business park environment. The building is of brick construction with double glazed windows and a pitched concrete tiled roof.

The ground floor accommodation provides predominantly open plan space with columns, together with 6 glazed partitioned offices/meeting rooms and a further partitioning provides a kitchen facility.

The subject suite benefits from the following specification:

- Fully carpeted
- Perimeter data/power trunking
- Suspended ceiling with LG3 and spot lighting
- Ceiling mounted air conditioning cassettes
- Male and female WCs within the common areas
- Floor to ceiling height of 2.63m
- 9 on site car park spaces

Accommodation

The office suite provides a total net internal area of 205.85 sq m (2,216 sq ft).

Services

The property benefits from all main services.

Rateable Value

According to the Valuation Office Agency website the office suite is listed in the 2010 list described as Offices and Premises with a Rateable Value of £24,250.

Terms

The accommodation is held by way of an existing lease and is available by way of an assignment of the lease which expires July 2019 or sublease for a term of years to be agreed.



Rent

The passing rent is £25,200 per annum exclusive.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via joint agents BNP Paribas Real Estate or CB Richard Ellis

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Subject to Contract

June 2017

Energy Performance Certificate

Non-Domestic Building

Unit 6b
Delta Bank Road
Metro Riverside Park
GATESHEAD
NE11 9DJ

Certificate Reference Number:
0793-0942-3430-5800-7203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **89** This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 203
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.27

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built
96 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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