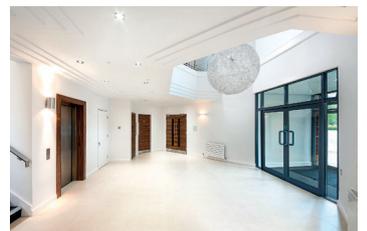


TO LET

**5TH
AVENUE
PLAZA**

STUNNING REFURBISHED OFFICES
LAST REMAINING SUITE 985 SQ FT



FIRST FLOOR, BLOCK B, 5TH AVENUE PLAZA

TEAM VALLEY, GATESHEAD, NE11 0BL

985 SQ FT | RENT ON APPLICATION

- 985 Sq ft (92 Sq m) of refurbished office space
- Stunning, refurbished double height reception area
- Full access 150mm raised floors
- Four demised parking spaces
- Excellent natural light

CONTACT US

Strictly via joint sole agents:

**Naylors
Gavin Black**
0191 232 7030
naylorsgavinblack.co.uk

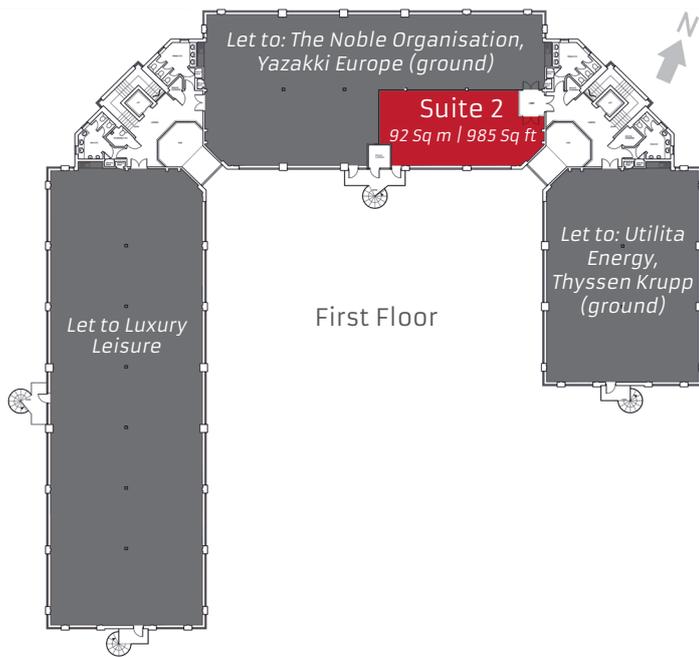
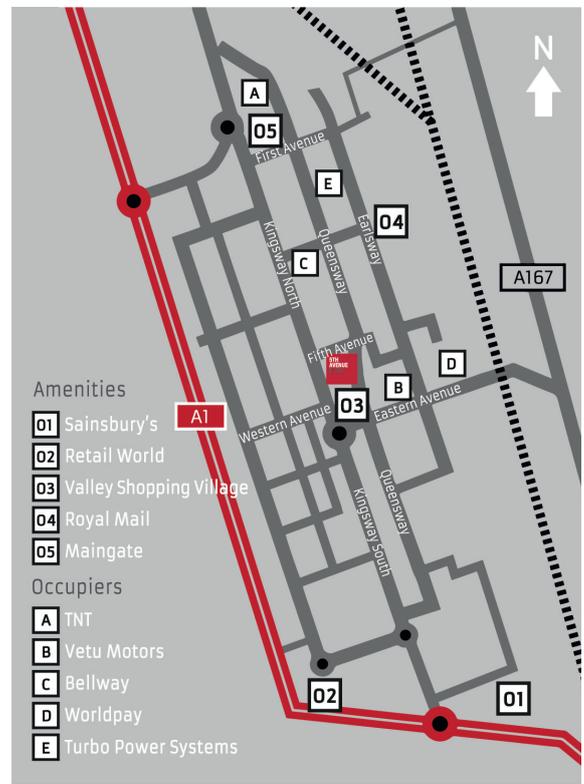
**Knight
Frank**
0191 221 2211
KnightFrank.co.uk

LOCATION

5th Avenue is situated on Team Valley in Gateshead, three miles south of Newcastle City Centre and directly adjacent to the recently upgraded A1 Western Bypass. The building is peacefully situated among lush green landscaping and adjacent to the River Team from where the area takes its name.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, O'Brien's Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

The offices are located a moments walk from the Valley Shopping Village.



DESCRIPTION

- 985 Sq ft (92 Sq m) of refurbished office space
- Stunning, refurbished double height reception area
- Flexible open plan floorplates
- Full access 150mm raised floors
- New suspended ceiling
- New LED lighting
- Excellent natural light
- New finishes throughout
- Lift access to all floors
- Male, female and disabled W.C facilities
- 4 demised car parking spaces available
- EPC Rating D - 88

CONNECTIVITY

There are 34 buses that serve Team Valley every hour providing excellent public transport links.

The A1 provides a vital link North and South connecting through to the national motorway networks.

Drive times: Newcastle City Centre - 6 minutes, Newcastle Airport - 20 minutes, Durham - 25 minutes, Sunderland - 24 minutes.

TERMS

A new effective FRI lease is available by arrangement from the Landlord.

