



Office Accommodation

1,223 ft² (113.65 m²)

- Self-contained office accommodation
- Good designated car parking ratio (6 spaces per unit)
- Access to major transport links
- Excellent surrounding amenities

For further information please contact:

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TO LET/FOR SALE

F22 Marquis Court, Team Valley,
 Gateshead, NE11 0RU

Location

Team Valley Trading Estate is the North East's premiere commercial estate covering 285 hectares and housing in excess of 650,000m² of commercial accommodation. The Estate lies to the south of Newcastle and Gateshead conurbation and adjacent to the A1.

Marquis Court is in a prominent position on Team Valley between Kingsway South and Marquis Way and are situated within approximately 50m of Team Valley Retail World. Junction 67 of the A1 lies approximately 100m to the south of Willow Court providing access to the North East's major road network.

Retail World retailers include Homebase, B & M, Asda Living, M&S Simply Food and McDonalds.

Description

The property comprise two storey, open plan accommodation with suspended ceilings, independent gas fired heating, WC, and kitchenette facilities. Designated car parking is demised within a central courtyard.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
F22	113.56	1,223

Sale

Available by way of Long Leasehold at a quoting price of £130,000.

Rent

The properties are also available by way of new effectively full repairing and insuring leases, for a term of years to be agreed. Quoting rent on application.

EPC

Available on request.

Rateable Value

The property has a rateable value of £9,800.

Service Charge

There will be a small service charge to cover the general upkeep of the estate and buildings insurance. This is currently running at approximately £1psf per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

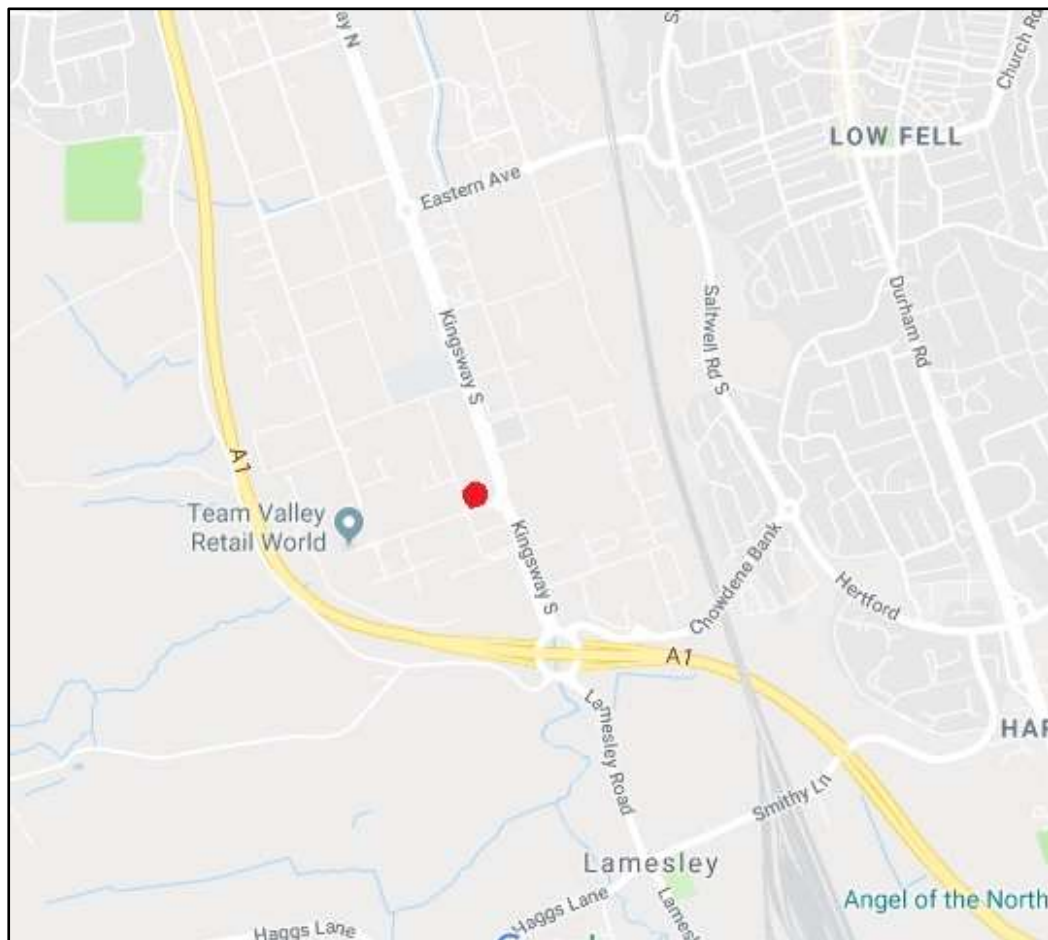
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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