

TO LET

9 & 14-18 Kingsway House, Kingsway,
Team Valley, Gateshead, NE11 0HW



Office Accommodation

787-899 ft² (73.1- 83.5²)

- Located along Kingsway
- Car parking available
- Carpeted Floors
- Partitioned offices

For further information please contact:

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

DD: 0191 211 1565

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: 0191 211 1569

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

9 & 14-18 Kingsway House, Kingsway,
 Team Valley, Gateshead, NE11 0HW

Location

Team Valley Trading Estate is located immediately adjacent to the A1 just to the South of Gateshead and approximately two miles South of Newcastle upon Tyne. The Estate is a major commercial centre for the area and home to a number of major national occupiers.

The office development at Kingsway House consists of a number of small office suites situated in a prominent position on Team Valley between Kingsway, Eastern Avenue and Queensway.

Description

The suites are predominantly open plan, some benefit from individual partitioned offices. There is strip lighting and fitted carpets throughout. There are WC and kitchen facilities within each suite.

The office benefits from the following specification:

- Carpeted floors
- Partitioned office space
- W/C and Kitchen facilities
- Each suite is separately locked
- Foyer area

Three of the suites are due to undergo a refurbishment to include redecoration, LED lighting and new carpeting throughout.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
Unit 9	73.1	787
Unit 14	79.16	852
Unit 15	80.3	864
Unit 16	83.5	899
Unit 17	75.87	817
Unit 18	79.16	852

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

£11psf.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

Business Rates

Unit	Rateable Value
Unit 9	£6,300
Unit 14	£6,800
Unit 15	£7,000
Unit 16	£7,300
Unit 17	£6,600
Unit 18	£6,800

On this basis ingoing tenants should receive 100% rates relief assuming appropriate business status.

TO LET

9 & 14-18 Kingsway House, Kingsway,
Team Valley, Gateshead, NE11 0HW

EPC

EPC ratings are available in due course.

Legal Costs

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

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: 0247 686 8555.

VAT

Property is not elected for VAT



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (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.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

TO LET

9 & 14-18 Kingsway House, Kingsway,
 Team Valley, Gateshead, NE11 0HW



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (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.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order