

# **TO LET**

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



# Office Accommodation 787-899 ft<sup>2</sup> (73.1-83.5<sup>2</sup>)

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

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#### 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 <sup>2</sup>	Ft <sup>2</sup>
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.



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#### **EPC**

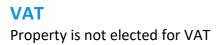
EPC ratings are available in due course.

## **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.











**Commercial Property People** 

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