

## TO LET

K38 The Avenues, Team Valley Trading Estate, Gateshead, NE11 0NJ



### Self-Contained Office

**1,860ft<sup>2</sup> (172.79m<sup>2</sup>)**

- Self-contained office premises
- Kitchen and meeting room included
- Ample car parking
- First Floor accommodation

For further information please contact:

John Cranshaw  
E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1569

Jessica Ross  
E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1567

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## Description

The property comprises first floor, modern office accommodation. The office benefits from air conditioning units, suspended ceilings with LED lighting and shared male, female and disabled WCs. In addition, there is a kitchen and meeting room. The property also includes electric wall mounted heating and double glazing.

## Location

K38 The Avenues is located on Eleventh Avenue North at the southern end of Team Valley, one of the North East's premier business locations.

Eleventh Avenue North offers strong links to the A1(M) junction providing good access to Gateshead, Sunderland, County Durham and Newcastle.

There is a range of nearby amenities including Sainsbury's and Team Valley Retail World. At the northern end of Team Valley there is Maingate, a development which incorporates retail, hotel and gym facilities.

## Accommodation

The office has a net internal area follows:

	m <sup>2</sup>	ft <sup>2</sup>
K38	172.82	1,860

## Terms

The properties are available by way of new fully repairing and insuring leases at a rent of £10.00psf.

## Service Charge

The cost of external site maintenance is recovered through a service charge.

## Rateable Value

The current rateable value is £13,000 (2017 List). This value will not change with the upcoming April 2023 revised values.

## EPC

The building has an EPC rating of C (59).

## Legal Costs

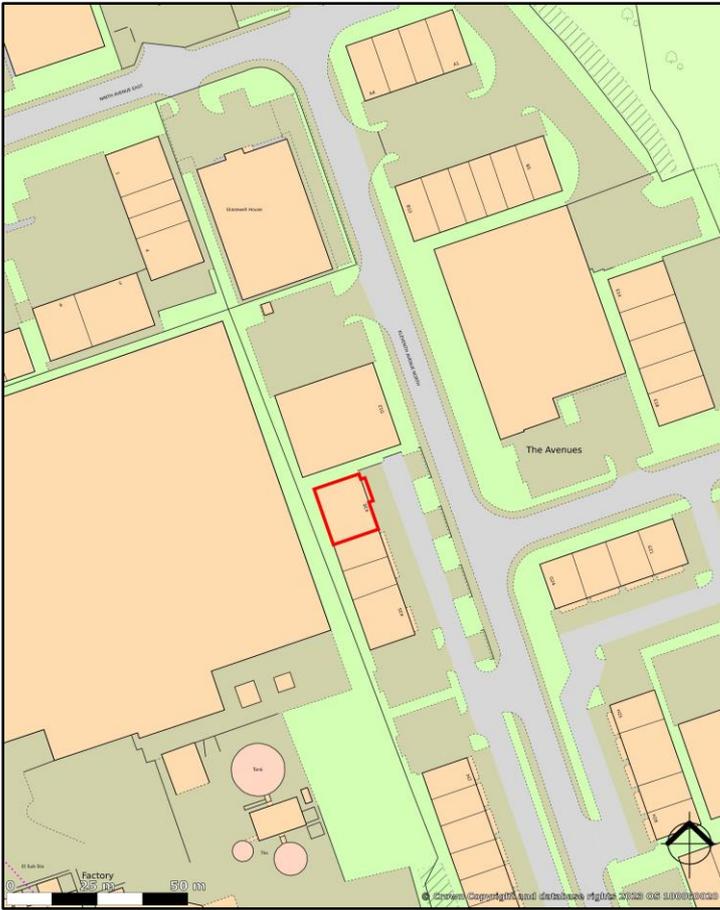
Each party to be responsible for their own legal costs incurred in this transaction

## Code of Practice

The landlord accepts the principals 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

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



Map Source: Edozo

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, dimensions, 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 Naylor's 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 principal 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