

## TO LET

Suite 2B, 3 Kings Court, Kingsway, Team Valley, Gateshead, NE11 0SH



## Modern Offices

909 ft<sup>2</sup> (84.46 m<sup>2</sup>)

- Second floor office suite
- Flexible lease terms available
- Car parking

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### Location

Team Valley Trading Estate is recognised as the North East's Principal Commercial Business Park incorporating in excess of 6.5m sq ft of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southern side of the River Tyne with the Team Valley being some 3 miles distant from Newcastle City Centre. Transport links are excellent as Team Valley lies just off the A1 which in turn links to the A19.

Team Valley is served by good public transport links namely the 91, 93 and 94 buses which operate frequently throughout the day to Gateshead and Newcastle. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

3 Kings Court is prominently located on Kingsway South, which is the main thoroughfare through Team Valley.

### Description

The property comprises of a self-contained office building which is located directly off Kingsway, the main thoroughfare through Team Valley.

Internally the property benefits from a reception area/atrium which leads onto a stairwell and W/C facilities. The office itself is located on the top floor of the building and benefits from:

- Kitchen facilities
- Considerable natural light from loft windows
- Carpeted flooring
- Separate meeting room
- Modern finishes

Car Parking is also available on site.

### Accommodation

The property comprises the following net internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Third Floor	84.63	911

### Rent

The quoting rent is £12psf. The property is available by way of flexible licence agreements.

### Service Charge

There is a service charge payable which covers external and common areas.

### Business Rates

The current Rateable Value for the suite is £7,100.

### EPC

The property has an EPC rating of D 80.

### Legal Costs

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

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### 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

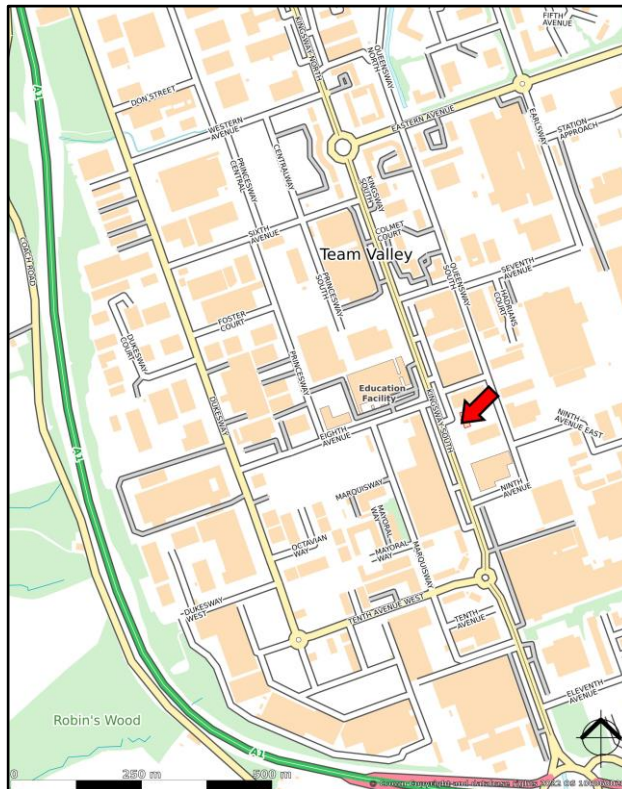
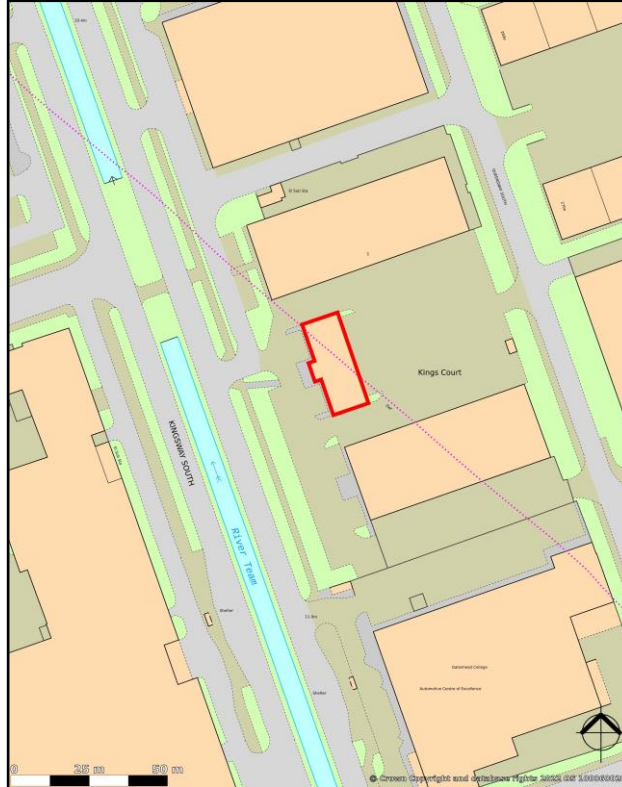
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### 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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