



Self-Contained Office Suites

From 1,500 sqft (139.35m²)

- Fully refurbished
- Self-contained office premises
- Excellent transport links
- Good car parking ratio
- Enterprise House is undergoing a full redevelopment

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TO LET

Enterprise House, Kingsway North, Team Valley, Gateshead NE11 0SR

Location

Team Valley Trading Estate is recognised as the North East's Principal commercial Business Park incorporating in excess of 6.5m ft² of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southerly side of the River Tyne with the Team Valley being some 3 miles distance from the city centre. Transport links are excellent as Team Valley lies just off the A1(M) 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 provide 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.

Description

The properties comprise fully refurbished modern office accommodation with self-contained access. The refurbishment works include:

- Full decoration
- External render
- New windows/glazed entrances
- New WC facilities
- Tea point facilities
- Carpet
- LED lighting

Accommodation

The net internal floor areas are as follows:

	Size (ft ²)
Building 1	1,500
Building 2	1,500

Lease Terms

The suites are available to let by way of full repairing and insuring leases/licenses for a term of years to be agreed.

Rent

The suites are separately available for £22,000 per annum.

Estates Service Charge/Insurance

There is a small service charge to cover the cost of the upkeep of common areas of the estate and window cleaning. The annual cost is approximately £1 per ft²

Business Rates

	Rateable Value (2023 Rating List)
Building 1	£13,000
Building 2	£14,600

All interested parties are advised to contact Gateshead Council with any queries.

EPC

The properties will be reassessed once the works are complete.

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Legal Costs

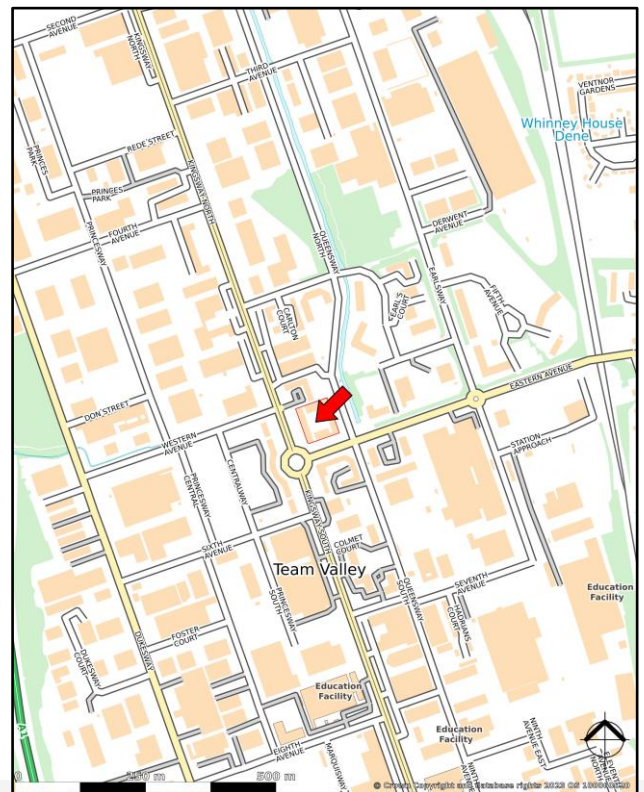
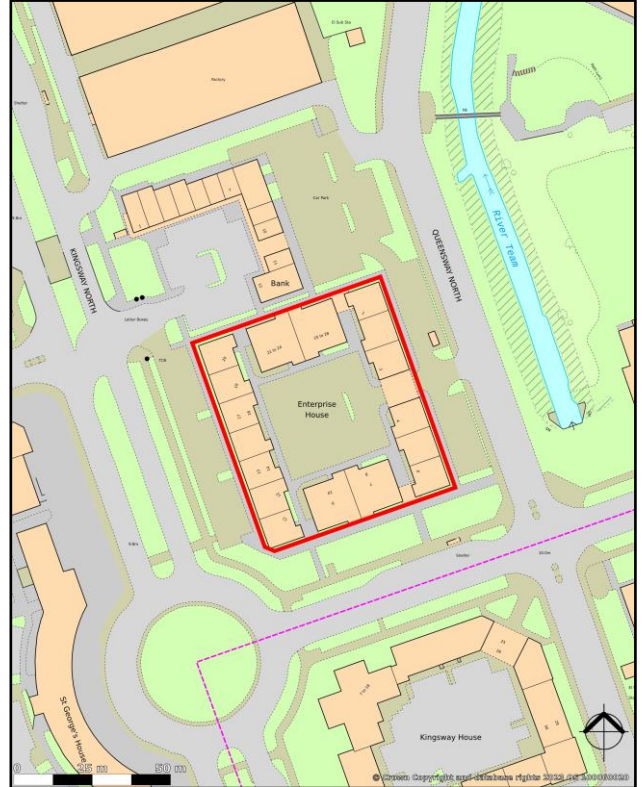
Each party to be responsible for their own legal costs incurred in this transaction.

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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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