



Refurbished Office Suites

Suites ranging from 787-899 ft²
(73.1- 83.5²)

- Prominent location on Team Valley
- Car parking available
- Two refurbished suites
- Close to local amenities

For further information please contact:

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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 with some benefitting from individual partitioned offices.

The refurbished offices benefit from the following specification:

- Redecoration throughout
- Open plan office space
- New W/C and Kitchen facilities
- Each suite is separately locked
- LED Lighting
- New carpets

Tenure

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

Accommodation

The available suites comprise 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

Rent

£11.00 per sq.ft.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate.

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	£6,8--

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

EPC

EPC ratings are available in due course.

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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 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0247 686 8555.

VAT

Property is not elected for VAT.

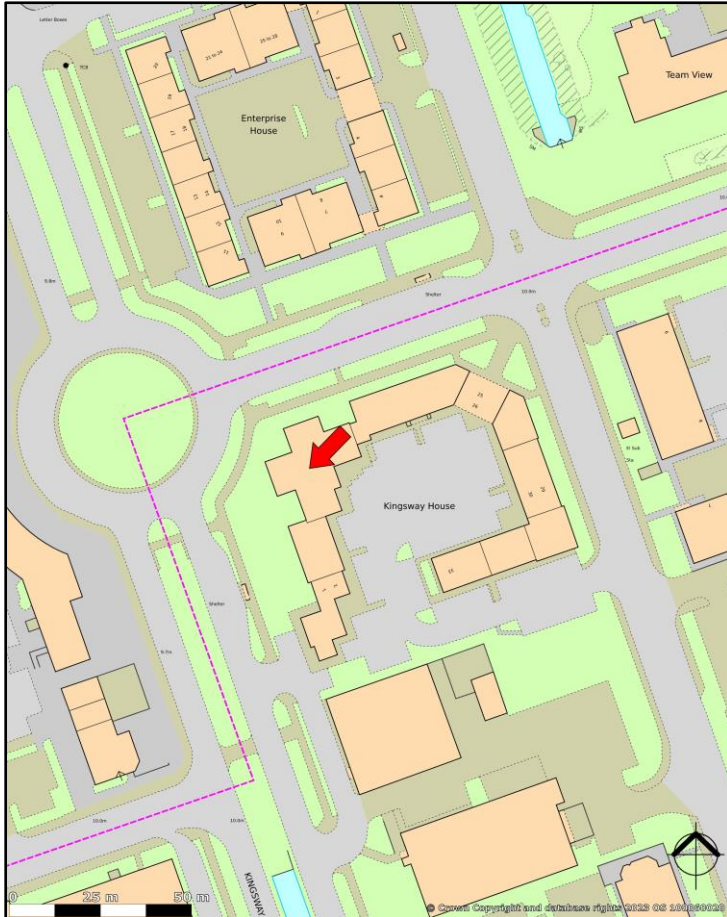


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