

TO LET

K38 The Avenues, First Floor, Team
Valley Trading Estate, Gateshead, NE11



Self-Contained Office Accommodation 1860ft² (172.79m²)

- Self-contained office premises
- Flexible lease terms available
- Ample car parking
- First Floor accommodation

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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 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 net internal areas are as follows:

	m ²	ft ²
K38	172.82	1860

Terms

The property is available by way of new fully repairing and insuring leases at a rent of £10psf.

Service Charge

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

Rateable Value

We understand that the rateable value for K38 is £13,000 (1st April 2023). Interested parties are advised to make their own enquiries with the local authority.

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

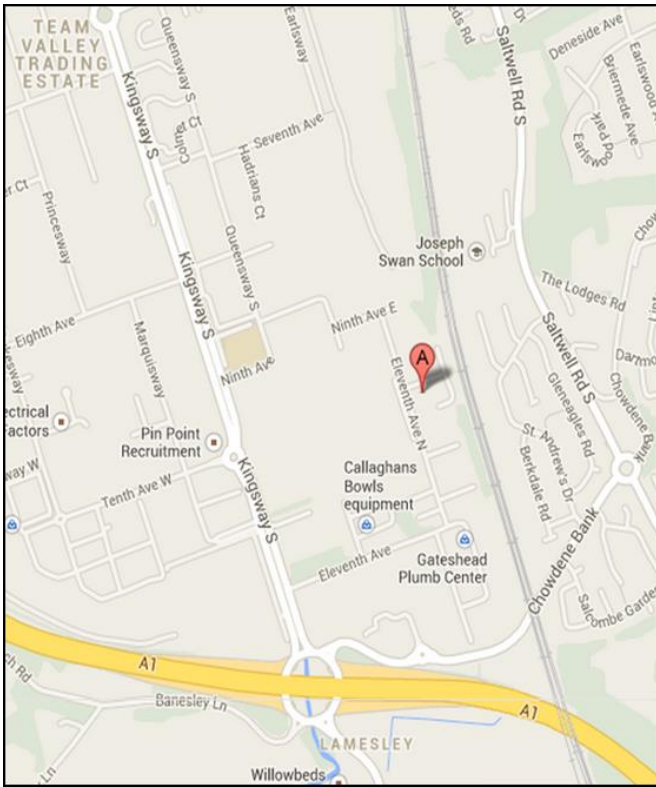
The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.

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