



## Self-Contained Office Building

3,953 ft<sup>2</sup> (367.25m<sup>2</sup>)

- Ample car parking
- Air Conditioned
- Male and female WCs
- Centrally located on Kingsway
- Lift Access

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## FOR SALE

A5 Kingfisher House, Kingsway, Team Valley, Gateshead, NE11 0JQ

### Location

Team Valley Trading Estate is the North East's premier commercial Estate covering almost 300 hectares with 0.75 million m2 of industrial, office and retail accommodation.

The Estate lies to the South of Newcastle and Gateshead conurbation adjacent to the A1 where it benefits from excellent access to Newcastle and Gateshead.

### Description

Kingfisher House is a modern multi-let office building located on Kingsway, the main road running through the centre of the Estate, with this second-floor suite being located to the front of the property.

This second-floor suite is located to the front of Kingfisher House. It is fitted to a high standard with suspended ceiling, recessed fluorescent strip lighting and perimeter trunking. It is essentially open plan but does benefit from single partitioned office, two kitchen areas and storage areas. There are male and female WC facilities within the building.

### Accommodation

The accommodation provides the following Net Internal floor area:

	M <sup>2</sup>	Ft <sup>2</sup>
	367.25	3,953

### Sale Price

Offers in excess of £150,000 for the Long Leasehold.

### Rates

The property has a current rateable value of £24,750 (2017 list), however as of the 1<sup>st</sup> of April 2023, the new rateable value will be £32,250.

### EPC

The previous EPC rating was D (80); however, this is being reassessed.

### 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, London SW1P 3AD Tel: 0207 695 1535.

### VAT

The property is not elected for VAT.



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