



Self-Contained Office Accommodation 2,656 ft² (246.78m²)

- 2 storey self-contained office premises
- Excellent transport links
- Ample car parking
- Newly decorated
- Rare opportunity to purchase

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FOR SALE/LET

Unit 7, Queens Court, Third Avenue, Team Valley, Gateshead, NE11 0BU

Location

The property is located on the Team Valley Trading Estate which is one of the North East's premium commercial property locations.

The property is well situated near the A1 which offers excellent access to Newcastle and Gateshead.

Description

The property is a modern self-contained, two floor office accommodation. Internally the premises benefit from gas central heating, suspended ceilings, perimeter data sockets and carpet covered floorings.

The property also benefits from WCs, kitchen facilities and car parking facilities.

Accommodation

The property comprises the following net internal areas;

Unit 7, Queens Court	M ²	Ft ²
First Floor	127.56	1,373
Ground Floor	119.22	1,283
Total	246.78	2,656

Tenure

A new lease for a term by arrangement.

Alternatively, our clients would consider a sale of a long leasehold interest.

Rent

The quoting rent is £14 psf.

Sale Price

The property is available on a long leasehold basis at the cost of £450,000.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

Business Rates

The property has a rateable value of £31,250 (April 2023) giving rates payable of £5.87 psf.

EPC

The property has an EPC rating of B (41).

Legal Costs

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

Money Laundering

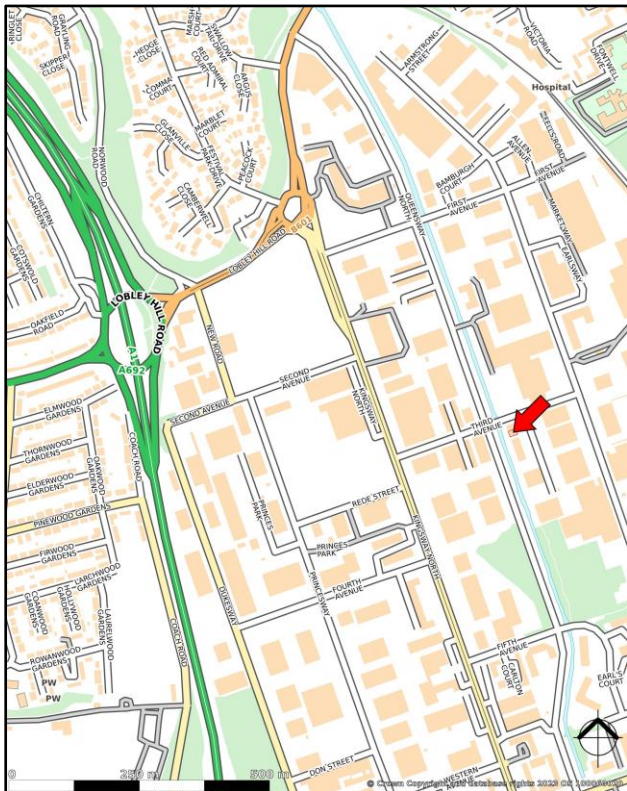
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 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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