

## TO LET

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



### Modern Self- Contained Offices

1,569 - 1,574 Sq Ft (145.76 - 146.22 Sq M)

- Prominent location on the Team Valley
- Newly Refurbished
- On site Car Parking
- Excellent Motorway and Transport Links

For further information please contact:

John Cranshaw

E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)

DD: 07912 225 407

Ellie Combe

E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)

DD: 07544 655 575

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### Location

Enterprise House is located in the heart of Team Valley in Gateshead, with two junctions off the A1 providing a strategic position with excellent transport links to the wider North East region.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's supermarket and Retail World, among a number of onsite independent operators.

### Description

Enterprise House is undergoing a phased refurbishment to provide high quality office space to the Team Valley.

The available accommodation comprises of two self-contained office suites which have recently undergone refurbishment. The suites benefit from office space across ground and first floor, double glazing, WC and kitchen facilities. Parking is provided on site.

### Accommodation

The office units have the following floor areas:

	Sq Ft	Sq M
Unit 1	1,569	145.76
Unit 2	1,574	146.22
<b>Total</b>	<b>3,143</b>	<b>291.99</b>

### Rent

£14.00 Per Sq Ft

### Service Charge

Available on Application

### EPC

Available on Application

### Rateable Value

Available on Application

### Legal Costs

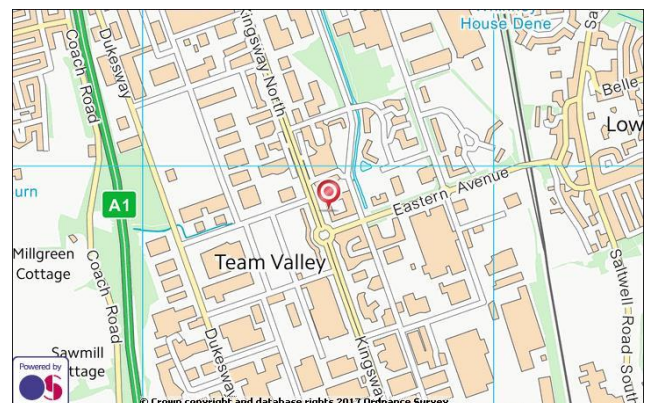
Each party to be responsible for their own legal costs incurred in this transaction.

### 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.

### 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.





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