

TO LET

Unit J34, The Avenues, Eleventh Avenue
North, Team Valley Trading Estate,
Gateshead, Tyne and Wear, NE11 0NJ



Self contained office

738 - 1,598 Sq Ft (68.56 - 148.45 Sq M)

- Good location on The Team Valley
- Good car parking provision
- New lease available
- First and second floor accommodation available

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Location

J34 The Avenues is located on Eleventh Avenue North at the southern end of Team Valley, one of the North East's premier business locations.

The Avenues offer 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.

Description

This mid terraced office building providing open plan space over two floors. The has dedicated car parking to the front of the property. The property is double glazed with secure shutters.

The property has perimeter trunking, air-conditioning and heating which is provided by electrical panels. The property also benefits from a kitchenette and two toilet facilities with one being fully accessible.

The property is available to let whole or on a floor by floor basis.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
First Floor	815	75.71
Ground Floor	783	72.74
Total	1,598	148.45

Rent

£10.00 Per Sq Ft

Service Charge

Upon Application

EPC

Upon Application

Rateable Value

Upon Application

Legal Costs

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

VAT

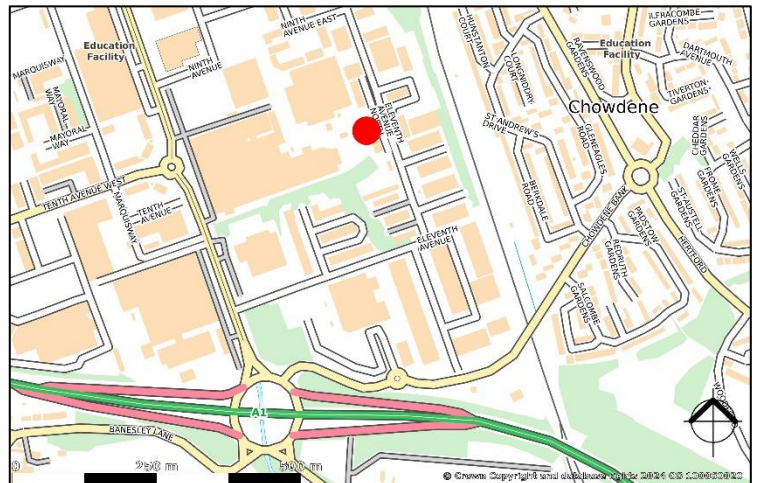
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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