



## Self-Contained Offices

**2,446 sq. ft (227.25 sq. m)**

- Newly refurbished
- Excellent surrounding amenities
- Access to major transport links
- Dedicated parking spaces

**For further information please contact:**

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**RICS**



## TO LET

A2 Marquis Court, Team Valley, Gateshead,  
NE11 0RU

### Location

Team Valley Trading Estate is located immediately off the A1 approximately 4 miles south of Newcastle/Gateshead. The estate is widely regarded as one of the regions premier business and trading locations and boasts an array of household name occupiers.

Marquis Court is in a prominent position on Team Valley between Kingsway South and Marquis Way and is situated approximately 50m from Team Valley Retail World.

Retail World retailers include Homebase, B&M, TK Max, M&S Food Hall and Costa.

### Description

The studios comprise modern two-storey offices which have undergone a full refurbishment. Internally, the space provides for mainly open plan with LED lighting, suspended ceilings and WC and kitchen facilities.

Externally, the property benefits from 12 car parking spaces.

### Accommodation

The property comprises the following Net Internal Area:

GIA	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	122.77	1,321
Ground Floor	104.47	1,125
<b>Total</b>	<b>227.25</b>	<b>2,446</b>

### Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed.

### Rent

£27,000 per annum exclusive.

### Rateable Value

The VOA indicates that the property has a Rateable Value (from April 2023) as follows:

	RV
A2	£ 16,250

### EPC

We understand the property has an EPC rating of C53.

### Service Charge

The service charge covers the upkeep of the common areas and maintenance of the exterior. Costs available on application.

### Legal Costs

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

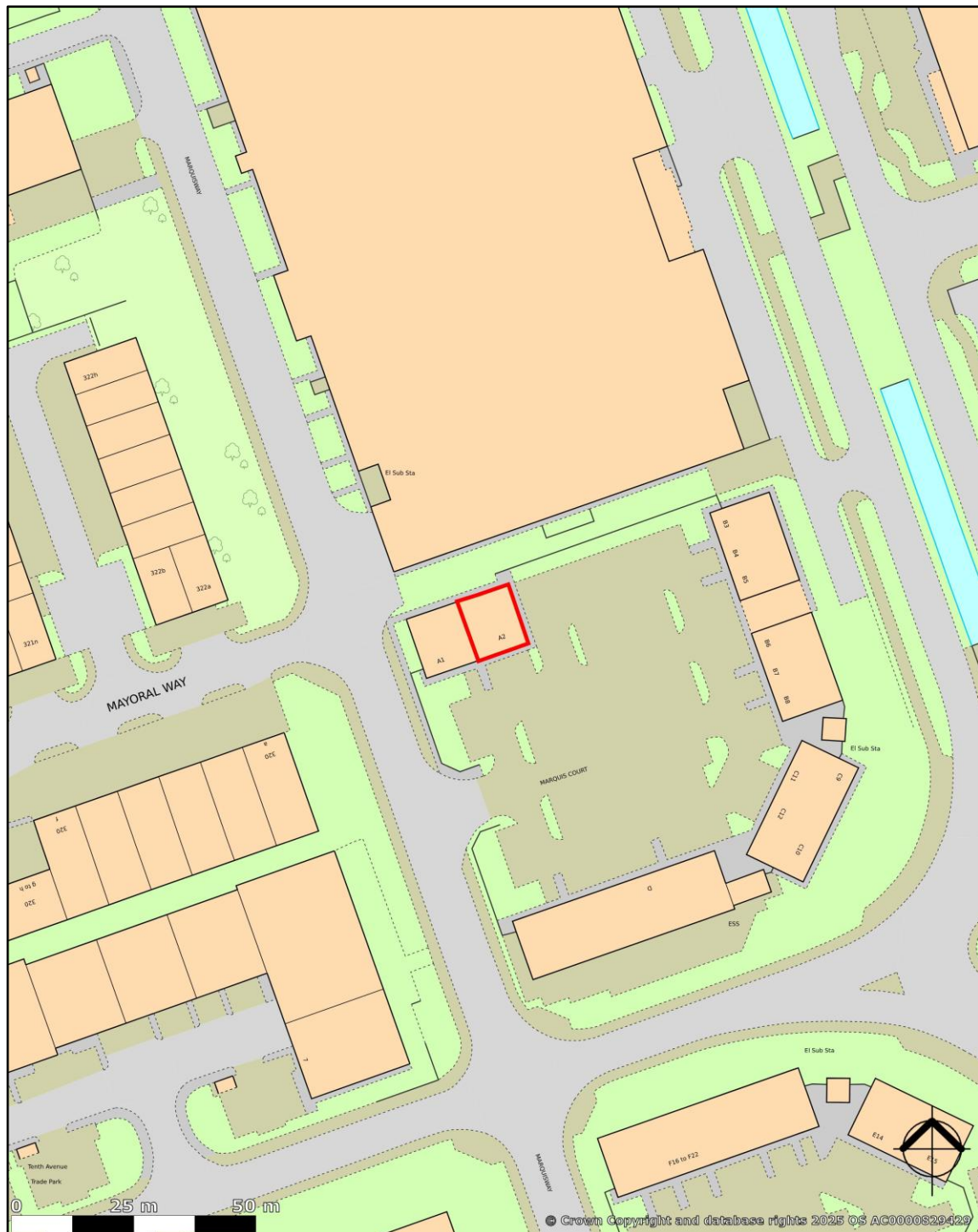
### Code of Practice

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, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



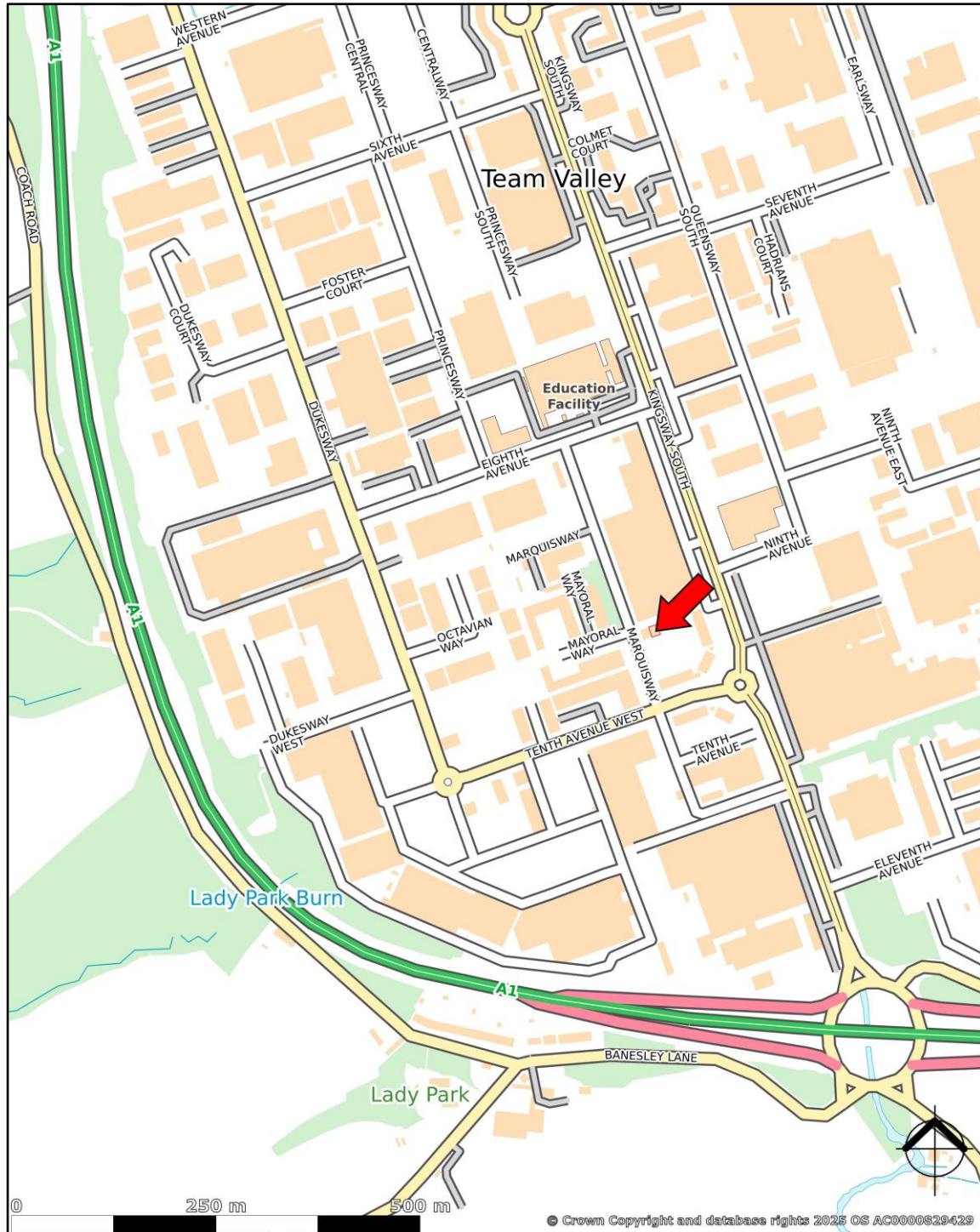
## VAT

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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