

## TO LET

Derwent House, Lakeside Court, Fifth Avenue, Team Valley Trading Estate,



### First Floor Office Suite

2,518 Sq Ft (233.92 Sq M)

- Prominent location in the heart of the Team Valley
- Modern specifications with tenant amenities
- First floor undergoing refurbishment works
- 10 car parking spaces

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### Location

Team Valley is adjacent to the A1 Western Bypass and offers excellent access to Newcastle City Centre and the wider conurbation. The estate also benefits from over 34 buses per hour.

Team Valley is home to over 700 businesses across industrial, office and retail accommodation exceeding 6.5m sq ft.

There is an excellent range of retail and leisure amenities including Retail World which has an M & S Food, Boots, Valley Parade, The Valley Farm Pub/Restaurant and at Maingate there is a hotel, health club and various retail outlets.

Derwent House is the first building on Fifth Avenue Business Park which links directly with Queensway North.

### Description

A first floor office suite which forms part of a brick built building and benefits from the following specification:

- Cassette air conditioning
- LED light fittings
- Good decoration and carpeting
- Partitioned offices and meeting rooms
- Kitchen facilities
- WCs
- 10 car parking spaces

### Accommodation

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

	Sq Ft	Sq M
First Floor	2,518	233.92
Ground Floor	2,582	239.87
<b>Total</b>	<b>2,518</b>	<b>233.92</b>

### Rent

£10.00 Per Sq Ft

### Term

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

### Service Charge

Available on request.

### EPC

The property has a rating of C(75).

### Rateable Value

According to the VOA website the rateable value is £42,000.

### 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.

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