

TO LET

K38, The Avenues, Eleventh Avenue North,
Team Valley Trading Estate, Gateshead,
Tyne And Wear, NE11 0NJ



Self-Contained Office Accommodation

1,860 Sq Ft (172.79 Sq M)

- Self-contained office premises
- Flexible lease terms available
- Ample car parking
- First floor accommodation

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Location

K38 The Avenues is located on Eleventh Avenue North at the southern end of Team Valley, one of the North East's premier business locations.

Eleventh Avenue North offers 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 there is Maingate, a development which incorporates retail, hotel and gym facilities.

Description

The property comprises first floor, modern office accommodation. The office benefits from air conditioning units, suspended ceilings with LED lighting and shared male, female and disabled WCs. In addition, there is a kitchen and meeting room. The property also includes electric wall mounted heating and double glazing.

Accommodation

The property has been measured and comprises the following area:

	Sq Ft	Sq M
Total	1,860	172.79

Terms

The property is available by way of new fully repairing and insuring leases at a rent of £10psf.

Rent

£10.00 Per Sq Ft

Service Charge

The cost of external site maintenance is recovered through a service charge.

Building Insurance

EPC

The building has an EPC rating of C (59).

Rateable Value

We understand that the rateable value for K38 is £13,000 (1st April 2023). Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

VAT

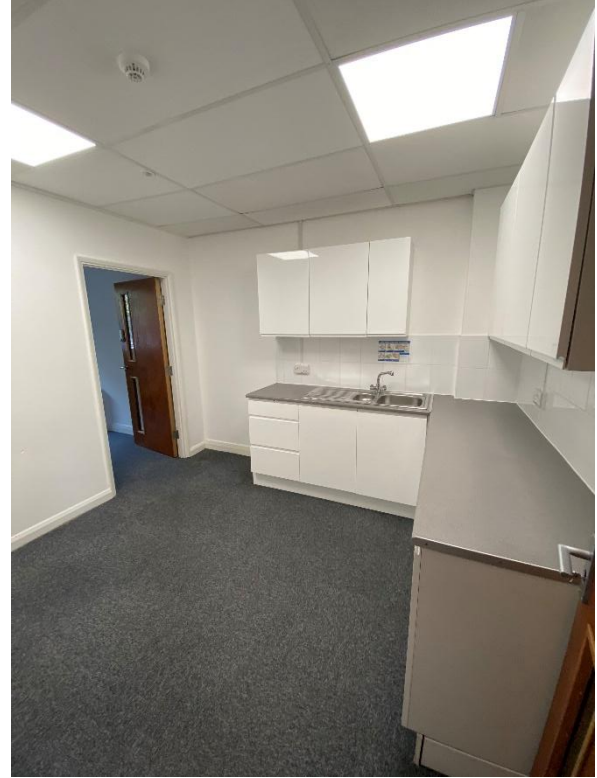
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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