



Prime Office Space in the Heart of the Team Valley

4,576 Sq Ft (425.11 Sq M)

- Fully refurbished to a high standard
- Self-contained with impressive entrance
- 20 onsite parking spaces
- Centrally located on Team Valley

For further information please contact:

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

T: 07702528881

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

T: 07544655575

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

Northumbria House,
Fifth Avenue Business Park, Team Valley,
Gateshead, NE11 0HF

Location

Located adjacent to the A1 Western Bypass, Team Valley offers excellent connectivity to Newcastle City Centre and the wider Tyne & Wear conurbation. The estate is also exceptionally well-served by public transport, with over 34 buses per hour.

Home to more than 700 businesses, Team Valley spans industrial, office, and retail accommodation totalling over 6.5 million sq ft. The area provides a wide range of retail and leisure amenities, including Retail World (featuring M&S Food, Boots, Costa, and The Valley Farm Pub/Restaurant) and Maingate, which offers a hotel, health club, and additional retail outlets.

Northumbria House occupies a prime position on Fifth Avenue Business Park, just off Queensway, one of the estate's main thoroughfares. The offices are conveniently close to a variety of amenities and The Valley Shopping Village, providing everything needed for both work and leisure.

Description

This impressive building has been comprehensively refurbished to a high standard.

The ground floor features a contemporary entrance foyer leading into a welcoming reception area with stairs to the first floor. From the central reception, a corridor provides access to WC facilities and versatile office space, complemented by a fully fitted kitchen. The first floor mirrors the layout of the ground floor and includes a dedicated meeting room, separate WC facilities, and an additional kitchen, offering flexible and functional workspace.

Specification Highlights:

- LED light fittings throughout
- Air Conditioning
- Cat 5 cabling
- Perimeter trunking
- Carpeted floors
- New combi boiler

Externally the property is a concrete frame construction, featuring hardwood double-glazed casement windows. The office benefits from 20 car parking spaces and a shared entrance with Brims Construction.

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
Ground Floor	2,254	209.4
First Floor	2,322	215.71
Total	4,576	425.11

Rent

£15.00 Per Sq Ft

Service Charge

A service charge is payable to cover costs of maintaining the external property and car park.

EPC

The property has an EPC rating of C 65.

Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the Valuation Office Agency.

Legal Costs

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

TO LET

Northumbria House, Fifth Avenue Business
Park, Team Valley , Gateshead, NE11 0HF

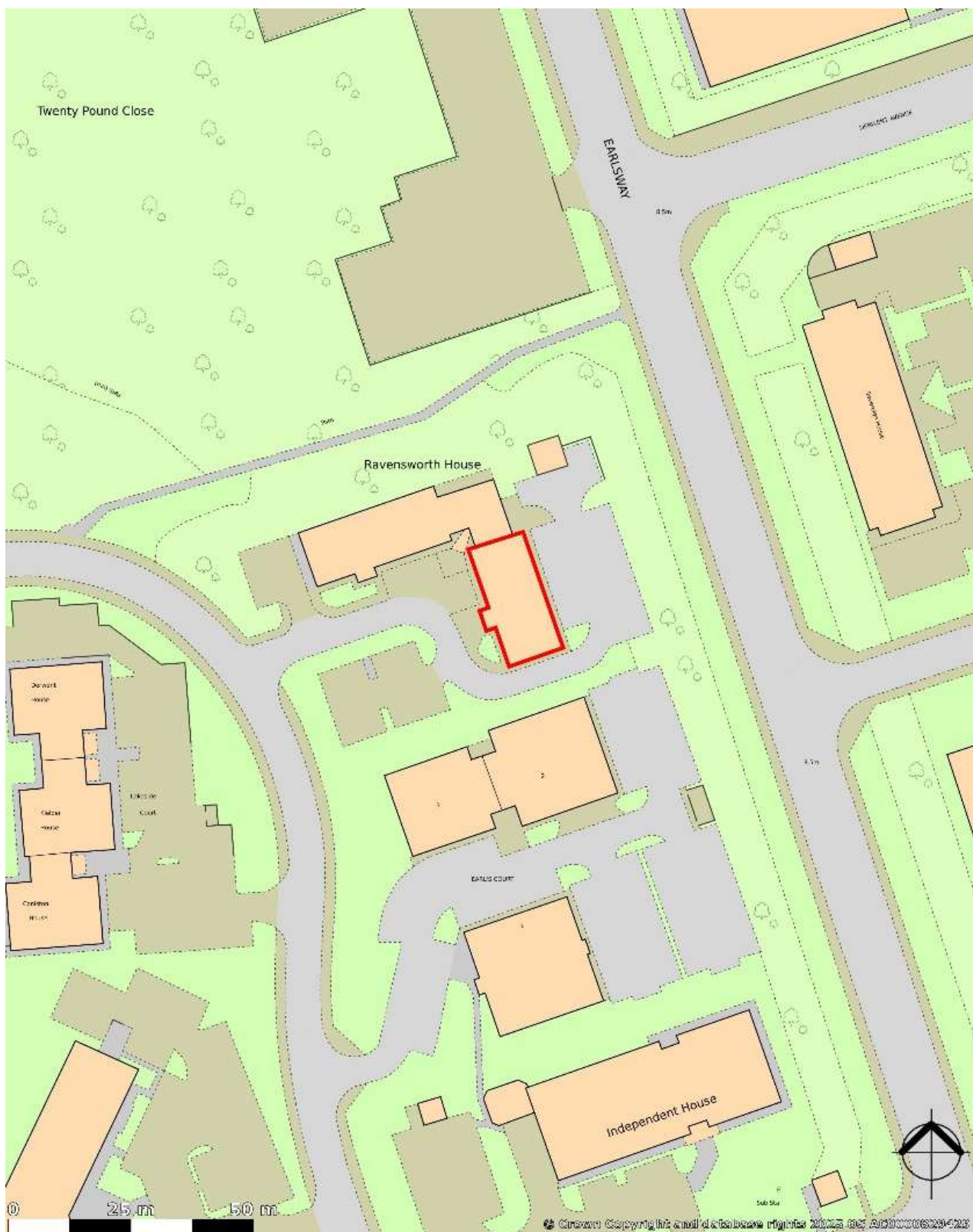
VAT

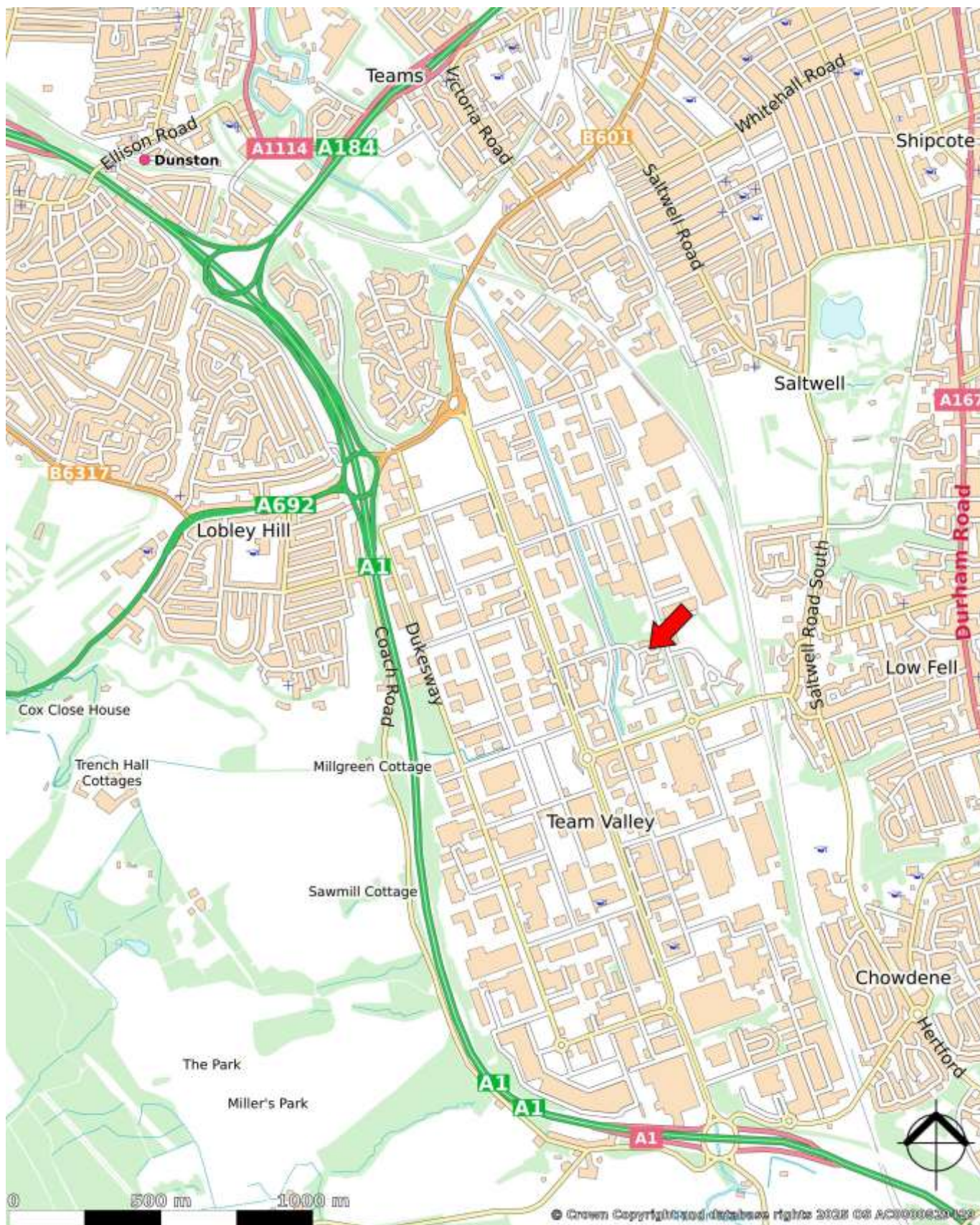
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful tenant(s).







NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of NAYLORS GAVIN BLACK LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order