

Office Suites To Let - due to relocation

REF: NE1596

3 Earls Court, Team Valley Trading Estate, Gateshead NE11 0HF



- Self - contained office suites.
- Floor Area 3,000 sq.ft. or 6,000 sq.ft.
- Designated car parking.
- Suitable for a variety of uses.
- Densely populated business district.
- RENTS FROM £33,000 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

Team Valley Trading Estate is the North East's premier commercial location covering 285Ha (704 acres) providing in excess of 650,000 sq.m. of office, retail and industrial space.

The estate lies to the south of Newcastle and adjacent to the A1 Western Bypass which provides excellent access both the north and south.

Description

The opportunity comprises a detached modern office unit forming part of a pleasant courtyard space.

The unit can be occupied by one or two tenants and has a shared lobby and each office space is in good order with suspended ceilings, carpeting, double glazing and central heating fitted.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Ground Floor - modular office layout

Offices circa 3,000 sq.ft. (279 sq.m.).

Kitchen

Ladies W.C.

Gents W.C.

Disabled W.C.

First Floor - predominantly open plan space

Offices circa 3,000 sq.ft. (279 sq.m.).

Kitchen

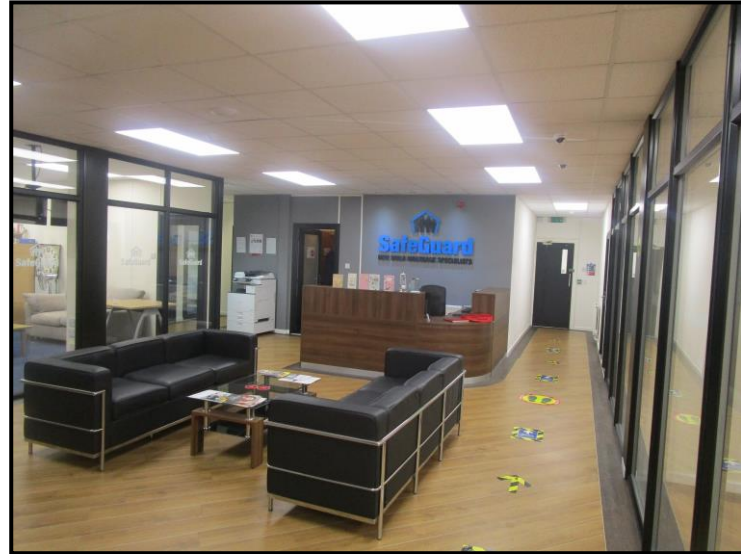
Ladies W.C.

Gents W.C.

Disabled W.C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



Terms

The property is available on a new FRI lease for a term of years to be agreed at a rent equating to £11 per square foot. There will be a service charge applicable which covers the upkeep of the common parts, gardens and car parking.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

Business Rates

We are verbally informed that the premises are assessed as follows:

Description	Rateable Value
Offices	£51,500

EPC

Rating D.

VIEWING STRICTLY BY APPOINTMENT



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