

OFFICE PREMISES TO LET

Diamond House, Kingsway North,
Team Valley, Gateshead, NE11 0JH

- Detached office premises
- Total floor area of 626.2m² (6,417ft²)
- Prime location in the Team Valley Trading Estate
- Very close access point to the A1(M)
- High specification accommodation
- Generous on site car parking facilities

Rent of £65,000 per annum

BradleyHall



LOCATION

The subject property is prominently located on the corner of Kingsway North and Fifth Avenue within Team Valley Trading Estate. Kingsway is the main estate road through Team Valley Trading Estate. Kingsway provides direct access to the A1(M) to the south and the B1426, towards Gateshead, and the B629, towards Consett, to the north.

This is one of the north east's most principal commercial estates, with strategic location, home to over 700 businesses.

There are excellent amenities within the estate including, a Sainsbury's and the Retail World, where occupiers include M&S, Boots, TK Maxx, McDonalds and many more.

There is further retail, a gym and the Premier Inn hotel at Maingate.

DESCRIPTION

The subject property comprises a detached office premises which is arranged over ground and first floors. The offices are of a modern specification with a ground floor reception, WC and kitchen facilities on each floor. The offices have suspended tiled ceilings, strip fluorescent lighting, perimeter trunking, double glazed windows and carpet tiled flooring.

Externally, the property benefits from extensive car parking facilities.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground floor	280.0m ²	3,013ft ²
First floor	316.2m ²	3,404ft ²
Total	626.2m²	6,417ft²

RATING ASSESSMENT

The combined rateable value of the premises as at 1 April 2023 is £54,500 and the estimated rates payable for the current year is £27,195.50. This is based on the uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.



Car parking on site
85 yards from
Kingsway
1 mile from A1(M)
1.4 miles from A184
2.7 miles from
Dunston Train
Station
0.1 miles from bus
routes



2.6 miles from
Metrocentre
2 miles from
Gateshead
0.9 miles from Retail
World



EPC RATING

Awaiting EPC Rating

TERMS

The property is available by way of a lease assignment, with an existing lease in place until December 2024 at £65,000 (Sixty-Five Thousand Pounds) per annum.

The Landlord may however be agreeable to a new lease, subject to contract and covenant.

IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

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CONTACT US

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