



## TO LET – OFFICE PREMISES

Unit 2 Earls Court, Fifth Avenue Business Park, Team Valley Trading Estate, Gateshead, NE11 0HF

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location & Situation

Team Valley Trading Estate is recognised as the north east's principle commercial business park and is home to over 700 businesses on an area of industrial, office and retail accommodation exceeding 6.5 million sq ft.

The property is situated on Earls Court within the Fifth Avenue Business Park and can be accessed from both Earlsway and Queensway North, two of the primary routes through the estate.

## Description

The property comprises a two-storey brick built semi-detached building with a pitch tiled roof.

The available offices have been refurbished with the following specification:

- Suspended ceiling with new LED light fittings
- Gas fired central heating

- Perimeter trunking
- Fully carpeted
- Kitchen facilities
- Communications options available (IT, phone, leased line share options)
- Managed office support options (reception, post etc.)
- 5 meeting rooms available for hire including a training room and a board room
- Male, female and disabled WC facilities
- 7 or 15 car parking spaces

## Accommodation

There are two suites potentially available.

	M <sup>2</sup>	Sq ft
1 <sup>st</sup>	400.44	4,310
Grd	166.01	1,787

## Rateable Value

The ground floor premises would need to be reassessed for rating purposes. Based on the current assessment for the first floor of

£36,000 rates payable will be approximately £4.00 per sq ft.

## EPC

The premises have an EPC rating of D-80. A full copy of the report is available upon request.

## Tenure

The premises are available by way of a new sub-lease for a term to be agreed.

## Rent

£10 per sq ft exclusive of rates and service charge.

## Service Charge

There will be a service charge payable (21.9%) for the upkeep of the common parts and exterior of the building together with a proportion of the estate charge. In addition, the tenant will be responsible for the cost of utilities in the building, again based on 21.9%.



NAYLORS GAVIN BLACK LLP 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.
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- (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.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's 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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

Chris Pearson

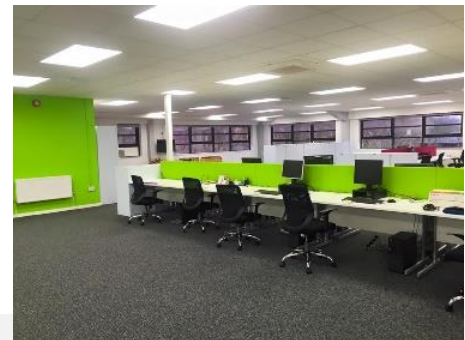
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