

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT



BUSINESS PARK OFFICE TO LET

A2 MARQUIS COURT, TEAM VALLEY, GATESHEAD, NE11 0RU

- Good quality office accommodation on Team Valley trading estate
- Two storey premises of approximately 210.58 sq m (2,267 sq ft).
- Dedicated parking spaces
- Prominent position close to the A1 and Team Valley Retail World

£25,000 per annum


Viewing strictly by appointment with the sole agent


KEY POINTS

Tenure	To Let
Size	210.58 m ² / 2,267 ft ²
Availability	Immediate Occupation
Rateable Value	£16,250
Service Charge(s)	Available upon request
EPC Rating	C65

KEY CONTACT(S)

Kristian Sorensen]

 07586 128092

 kristiansorensen@georgefwhite.co.uk

LOCATION

Team Valley Trading Estate covers in excess of 285 hectares and accommodates over 650,000 sq m of business space. It is the north easts leading commercial estate and lies to the south of Newcastle and Gateshead conurbation and adjacent to the A1.

Marquis Court is prominently located on Team Valley Trading Estate between Kingsway South and Marquis Way. Junction 67 of the A1 lies approximately 100 meters to the south of Willow Court. The property is also well located on the estate with nearby Retail World which comprises retailers such as TK Maxx, Gap, New Look, Homebase, Decathlon, B&M, Asda among others.

DESCRIPTION

The property provides two storey office accommodation providing a combination of open plan office accommodation and dedicated training rooms. There is a kitchen on the first floor and WCs on both ground and first floor.

The accommodation comes with 11 car parking spaces.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor	101.05	1,093
First Floor	109.07	1,174
Total	210.57	2,267

TERMS

The premises are available to let at £25,000 per annum on full repairing and insuring terms for a term of years to be agreed.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	16,250

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

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 the successful tenant.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of C65.

VAT

All figures are exclusive of VAT where chargeable.

SUBJECT TO CONTRACT



