

HIGH QUALITY OFFICE BUILDING FOR SALE

Teamvale House

Colmet Court, Queensway South, Team Valley, Gateshead, NE11 0SD



PROMINENT LOCATION 46 CAR SPACES HIGH QUALITY FIT-OUT



Teamvale House is an attractive detached three storey brick built office building with open plan accommodation and two car parking areas with 46 spaces.

Flexible open plan floor plates, suitable for subdivision if required.

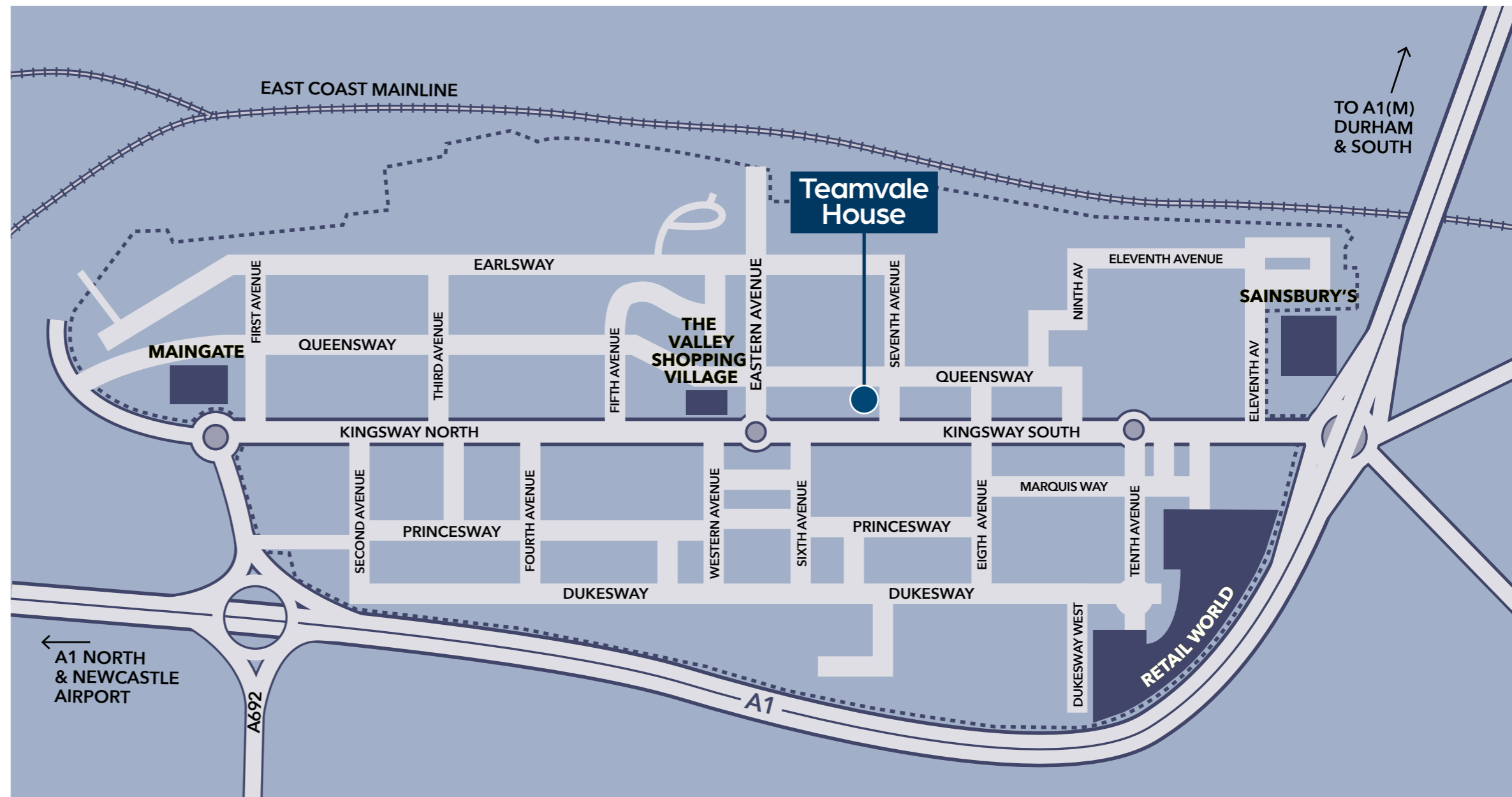
THE
SUNSHINE

LOCATION

Team Valley sits adjacent to the A1 Western Bypass and provides excellent road access to Gateshead, Newcastle and the wider North East Region. The estate benefits from over 34 buses per hour.

Team Valley is home to over 700 businesses across the office, retail and industrial premises, exceeding over 6.5m sq ft.

Occupiers on Team Valley enjoy ease of access to a wide variety of retail and leisure amenities that include Valley Farm pub/restaurant, Retail World where occupiers include, M&S Food, Boots, Currys, Costa Coffee and McDonald's. At Maingate there is a hotel, health club and a variety of retail units.



NEARBY OCCUPIERS



Team Valley
is home
to over 700
businesses



DESCRIPTION

The property comprises a detached office building of brick construction under a pitched and tile roof.

Adjacent to the offices are two car parking areas that are designated to the offices. Internally the floor plates offer generally open plan accommodation with support offices and staff welfare area along with a server roof facility.

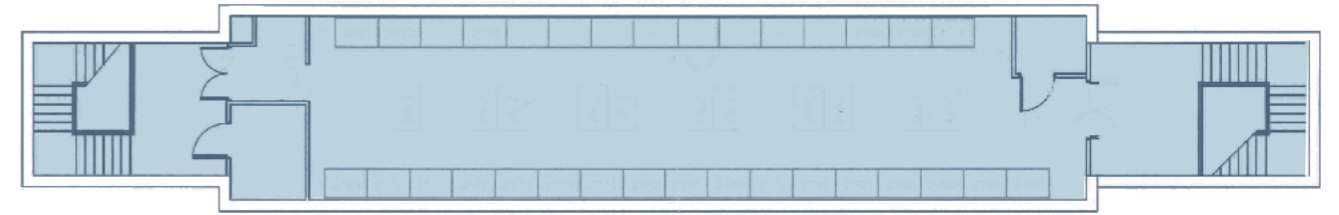


High
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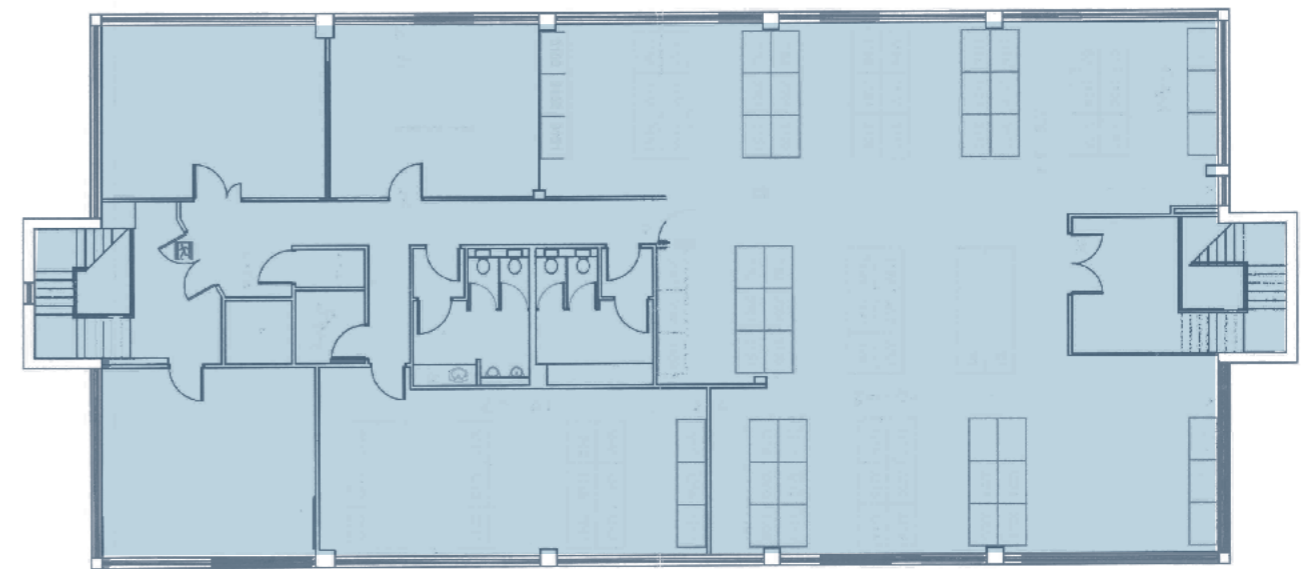




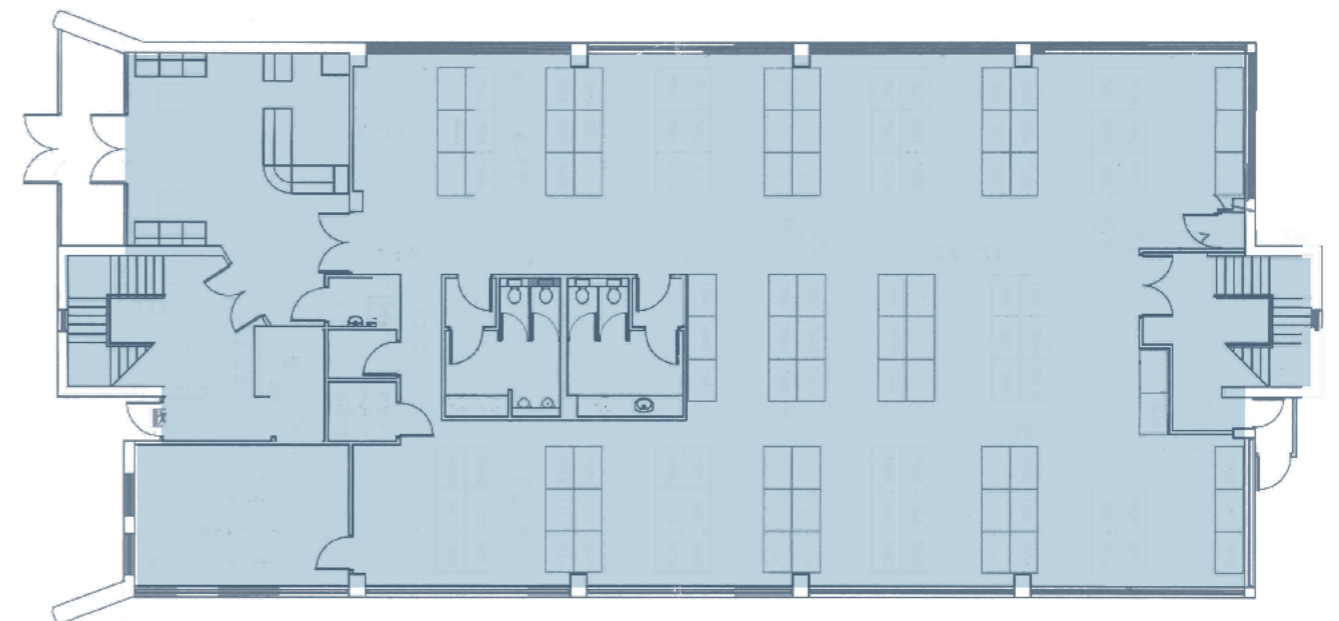
Second Floor Plan



First Floor Plan



Ground Floor Plan



ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
GROUND	Office	4,554	422.24
FIRST	Office	4,516	419.54
SECOND	Office	1,229	114.17
TOTAL		10,299	955.95

Car Parking:
46 car parking spaces.

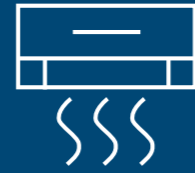
SPECIFICATION



Raised access floor to ground and first floors



LED lighting



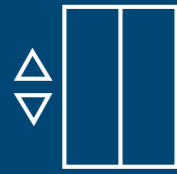
Heating and cooling



Back-up generator



Server room



Lift



Kitchen area



46 car spaces



EPC Rating B

RATEABLE VALUE

Ground and second floor – £35,137
First Floor – £35,021

EPC

EPC rating – B.

TENURE

Long leasehold disposal expiring 14th March 2116 at a rent of £1pa if demanded.

ESTATE SERVICE CHARGE

The purchaser to be responsible for the due contribution to the estate service charge.

PURCHASE PRICE

Offers in the region of £1.1m.

LEGAL COSTS

Each party to be responsible for own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





VIEWING

By appointment through the joint disposal agents:

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