



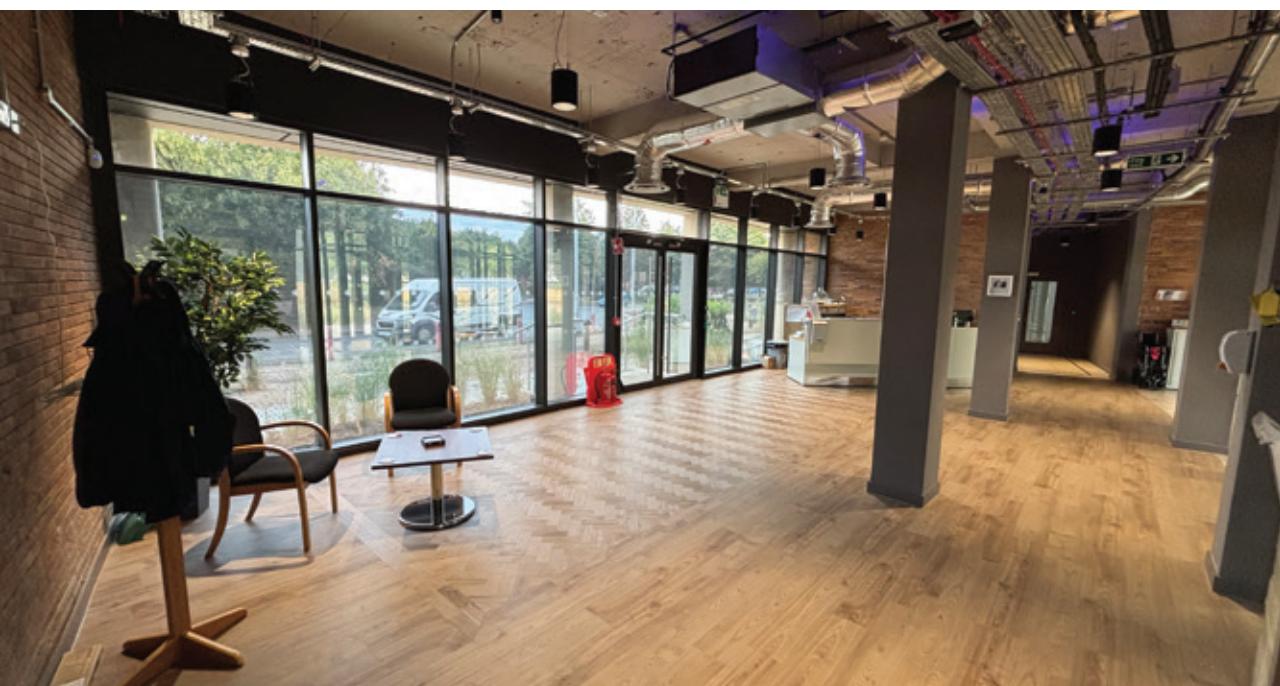
# St George's House

Ground Floor North and South, Team Valley, Gateshead

4,901 – 9,816 sq. ft (North 4,901 sq. ft, or South 4,915 sq. ft)

**SUB-LEASE OPPORTUNITY**





# Location

St George's House is located on Team Valley in Gateshead, one of Tyneside's most strategic office locations offering direct access to the A1 Western By Pass.

Team Valley is one of the country's largest business parks and is home to over 700 businesses, employing over 20,000 people. It boasts a significant level of local amenities including one of Tyneside's largest out of town retail parks, a Sainsburys supermarket, a Premier Inn Hotel, a gym and various other retail amenities.

Transport connections to Team Valley are excellent with a significant bus infrastructure, linking the area to Gateshead Town Centre, Newcastle and the wider North East region.

# Description

St George's House comprises a three-storey office development (2nd floor turrets) developed in 1937, utilising a brick construction. The building is rich in character and has a unique crescent shape around the central Kingsway roundabout.

Following the recent refurbishment, the property provides modern office accommodation, whilst retaining many of the building's original features.

The property is accessed via a dedicated ground floor entrance and benefits from onsite parking.

St George's House offers the following specification:

- Exposed Ceilings
- Air Conditioning
- LED lighting
- Shower facility
- Meeting rooms/private offices
- Male and Female WCs on Ground Floor
- EPC A

# Availability

Suite	Area
Ground Floor North	4,901 sq ft
Ground Floor South	4,915 sq ft

## General Info

### Rent

£16.00 per sq. ft.

### Tenure

The office suites are available by way of an effective full repairing and insuring sub-lease for a term to be agreed.

### Service Charge

A service charge will be payable for the maintenance and upkeep of the building, communal areas and estate.

### Rates

Business Rates will be payable and are the responsibility of the Sub-Tenant.

### EPC

Rating A (15)

### VAT

Value Added Tax (VAT) is payable.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Please contact the agents to arrange a viewing, or for further information regarding the property.





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