

## OFFICE SUITES

ENTERPRISE HOUSE

KINGSWAYS NORTH, TEAM VALLEY,  
GATESHEAD NE11 0SR

**UK**  
UK LAND ESTATES



## NEW OFFICE SUITES TO LET

SUITES FROM 740 SQ FT TO 1,700 SQ AVAILABLE FROM EARLY 2019





## LOCATION

Enterprise House is located in the heart of Team Valley in Gateshead, with two junctions off the A1 providing a strategic position and excellent transport links to the wider North East region the region. Over 34 buses per hour serve Team Valley with connections to Newcastle, Gateshead and the wider area.







Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, Subway, O'Briens Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

## ACCOMODATION

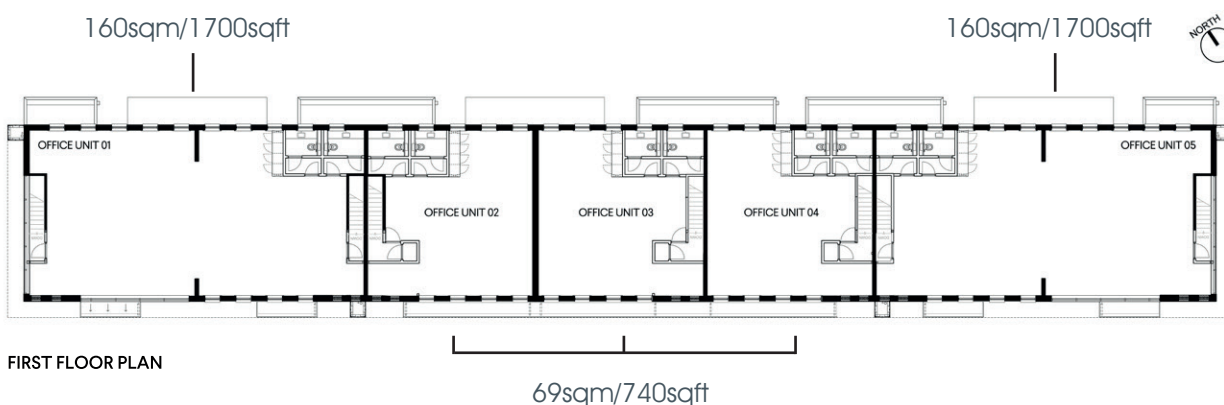
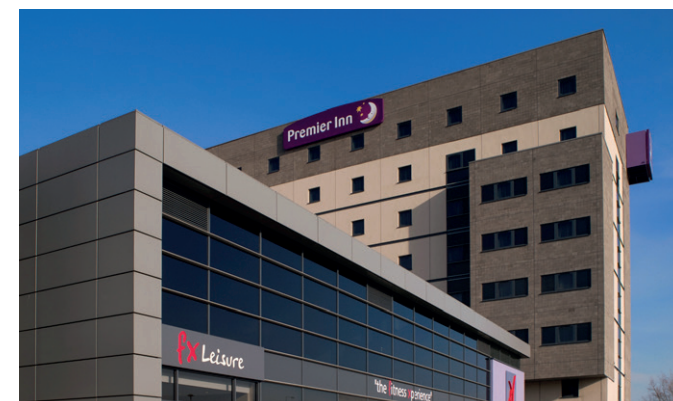
Enterprise House will provide newly refurbished high quality office space located on the first floor together with 7 new retail units to the ground floor.

The first floor will provide 5 new office suites, each with its own dedicated ground floor entrance from the car park. The refurbishment will deliver office suites from 740 sq ft to 1,700 sq ft.

It may be possible to combine the offices to create larger suites up to 2,440 sq.ft. Further details upon request.

-  Self contained
-  Open plan floor plates
-  Air Conditioning
-  Suspended ceilings
-  LED Lighting
-  Parking





**LEASE TERMS**

The office suites are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

**RENT**

£12.00 per sq.ft exclusive of VAT

**SERVICE CHARGE**

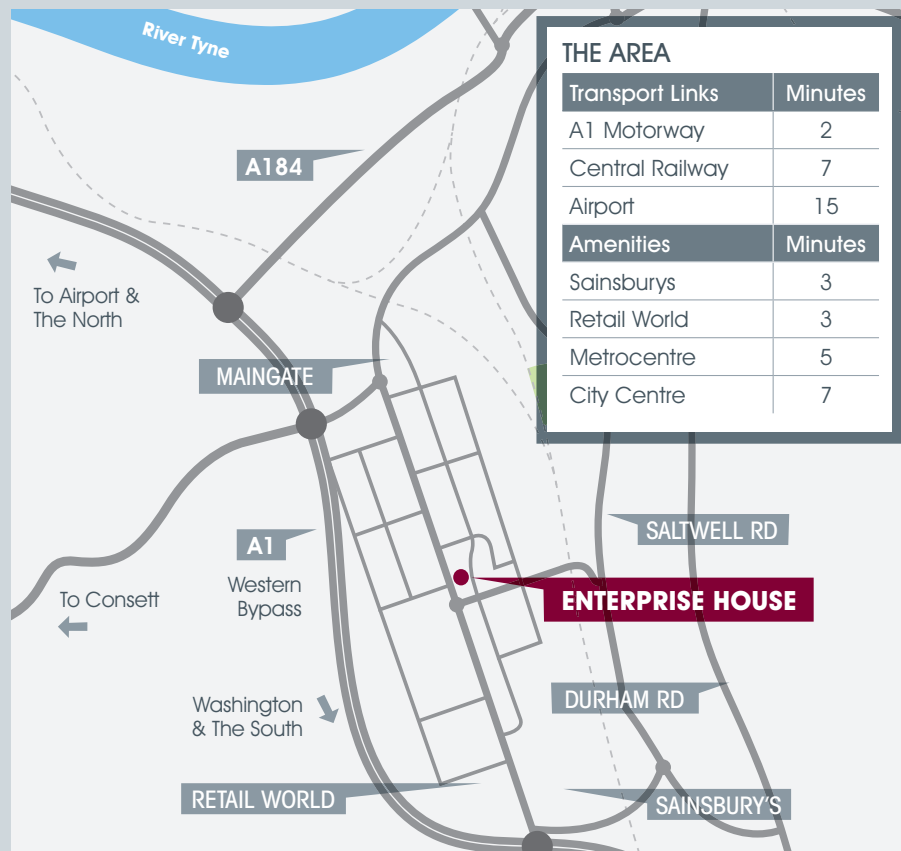
A service charge will be levied to allow for maintenance and repair of the common parts. The current estimates service charge is £1.30 per sq.ft per annum exclusive.

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### EPC

The Building will be assessed upon completion of the refurbishment works.

### VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

### BUSINESS RATES

Each unit will need to be formally reassessed for rating purposes following occupation by the tenant. Interested parties are advised to make their own enquiries to Gateshead Council.

### LEGAL COSTS

Each party will be responsible for their own costs in the transaction.

### OFFICE ENQUIRIES

### RETAIL ENQUIRIES

**UK**  
UK LAND ESTATES  
0191 440 8880  
uklandestates.co.uk

**UK LAND ESTATES**  
Axis Building, Maingate  
Kingsway North, Team Valley  
Gateshead NE11 0BE  
T: 0191 440 8880  
E: enquiries@uklandestates.co.uk  
www.uklandestates.co.uk

**Knight Frank**  
0191 221 2211  
KnightFrank.co.uk

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T: 0191 594 5015  
E: patrick.matheson@knightfrank.com  
Rebecca Maddison  
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ANGUS THURLBECK FLETCHER  
0191 280 4120  
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