



Sanderson  
Weatherall

# TO LET OFFICE ACCOMMODATION



A1 Kingfisher House, Team Valley Gateshead NE11 0JQ

[sw.co.uk](http://sw.co.uk)



Quoting Rent: £6.75 per sq ft  
 New EFRI lease for a term of years to be agreed  
 NIA: 3,756 sq ft  
 Available to let

### Location

Team Valley Trading Estate is the North East's premier commercial location covering 285Ha providing in excess of 650,000 sq m of office, retail and industrial space.

The estate lies to the south of Newcastle and adjacent to the A1 Western Bypass which provides excellent access both to the north and south.

Within Team Valley, the building sits just off Kingsway North in a prominent and accessible location.

### Description

The premises comprises a ground floor suite within a three storey multi-occupied office building. The suite benefits from the following specification:

- Large expansive floorplate
- Part open plan, part cellular
- Suspended ceiling with recessed LED panel lighting
- Gas panelled radiators
- New carpeting
- C 2.7m floor to ceiling height
- 12 demised car parking spaces

### Accommodation

We understand that the property comprises the following NIA:

Description	Sq m	Sq ft
Ground Floor Suite	348.9	3,756
<b>NIA</b>	<b>348.9</b>	<b>3,756</b>



### Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

### Energy Performance Certificate

Rating: C - 53

### Lease Terms

The unit is available by way of a new EFRI lease for a term to be agreed.

Quoting Rent: **£25,000 per annum** which equates to **£6.75 psf**

### Rateable Value

Rates payable: On application.

### Legal Cost

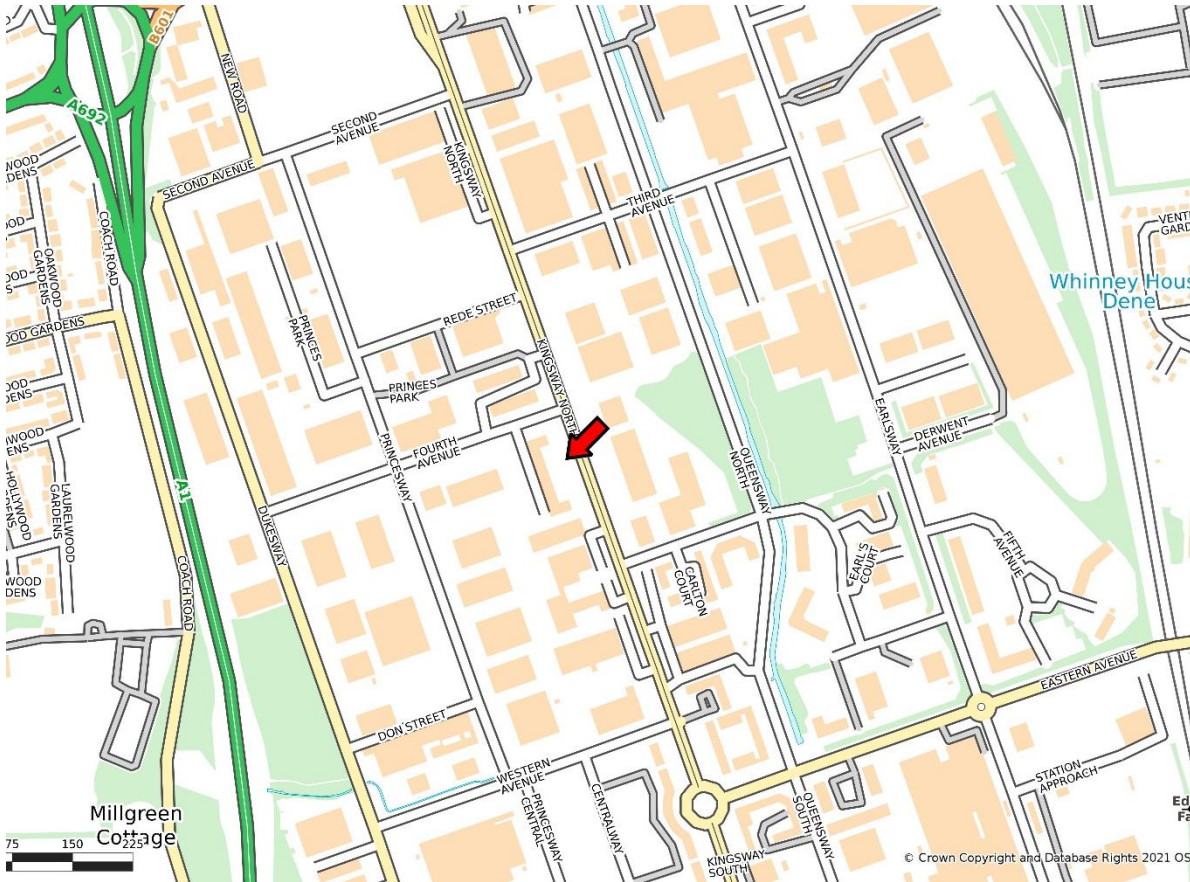
Each party will be responsible for their own legal and professional costs incurred in connection with the transaction.

### Service charge

£0.66 psf + vat (subject to periodic review)

### VAT

All prices are deemed exclusive of VAT.



Viewings and further information strictly by appointment with the agent:

**Michael Downey**

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**Sanderson Weatherall**

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