

Property Details

Tel: 0191 232 7030

OFFICES TO LET

55.18 m² (594 ft²)

*First Floor, 1 Vance Business Park,
Gateshead, NE11 9NE*



LOCATION

Vance Business Park is small office development of modern units, situated just north of Team Valley Trading Estate, a prime business location within the Tyne and Wear conurbation. The site also lies close to the A1 Western By-pass, the main trunk road on the west side of Newcastle and Gateshead.

The unit is accessed via Norwood Road which lies adjacent to the Maingate development at Team Valley, the location of a shopping parade and the soon to be opened gym facility.

Hadrian House
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Newcastle upon Tyne
NE1 8AF
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Fax: 0191 261 4030

www.naylors.co.uk

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OUR SERVICES INCLUDE

-
- Agency
-
- Building Surveys
-
- Landlord and Tenant
-
- Management
-
- Valuations
-

1 Vance Business Park, Gateshead

DESCRIPTION

The available space is located on the first floor of this end terrace two storey office building. The building is of steel frame construction with brick walls to the front, side and rear elevations together with a full height glazed panel to the front elevation underneath a pitched roof of slate tile covering. The unit benefits from;

- ◆ Car parking
- ◆ Recessed Cat II lighting
- ◆ Kitchen facilities
- ◆ Male & Female WC's
- ◆ Perimeter trunking

ACCOMMODATION

First Floor 55.18 m² (594 ft²)

TENURE

The space is available by way of a sub-lease of our clients existing lease for a term to be agreed. Any sub-lease will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (as amended).

RENT

£11,050 per annum inclusive of business rates and service charge.

SERVICE CHARGE

There is a service charge levied to cover the cost of insurance and landscaping and the management of those items.

RATING ASSESSMENT

Rateable Value (2005) list: £4,250
Rates Payable (2008/2009): £1,963.50

VAT

All figures quoted are exclusive of VAT where chargeable.

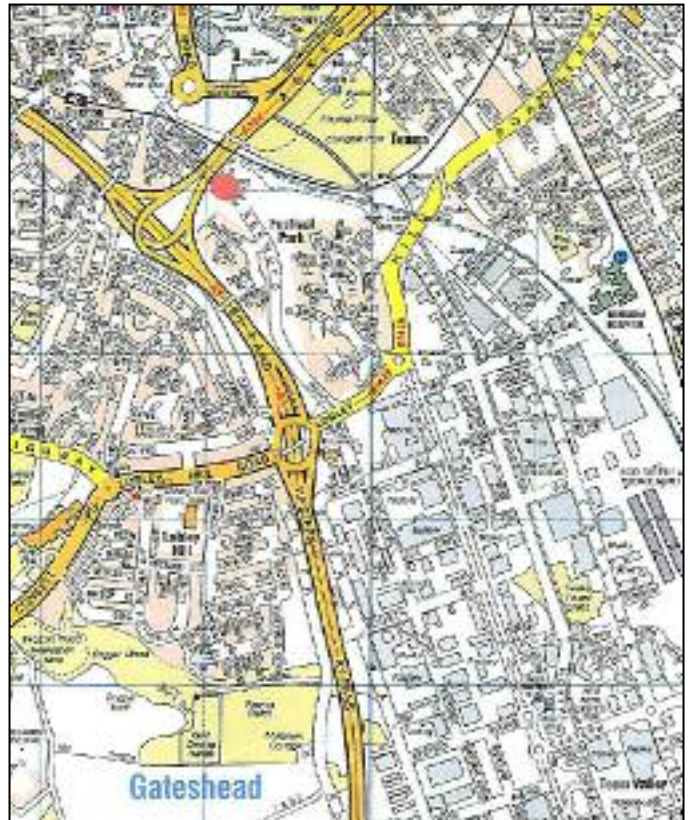
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

(05.06.08/LD)
A-H84(01)



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