

Property Details

Tel: 0191 232 7030

TO LET

From 126 m² (1,356 ft²) to 624.16 m² (6,719 ft²)

**KINGS COURT,
TEAM VALLEY TRADING ESTATE, GATESHEAD**



SITUATION/LOCATION

Team Valley Trading Estate is the North East's premier commercial estate covering 285 hectares with an excess of 650,000 m² of industrial, office and retail accommodation. The estate lies to the south of Newcastle and Gateshead conurbation adjacent to the A1 from where it benefits from excellent access to Newcastle and Gateshead. Access to the rest of the country is excellent and Newcastle International Airport, Gateshead Metro Centre and the Newcastle Business Park are all within easy reach.

Kings Court is a modern, attractive office building located on Kingsway, the main road running through the centre of the estate. There are available suites on the ground, first and second floors.

There is free external car parking demised to the premises.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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

Kings Court, Team Valley, Gateshead

ACCOMMODATION

The available suites comprise a mixture of open plan and cellular space with comfort cooling in the first and part of the second floor. There are shared male and female WC facilities on the ground floor and the first floor office benefits from male and female toilets within the demise.

Floor areas quoted are approximate only.

| | | |
|--------------------|-----------------------|--------------------------|
| Ground Floor South | 126 m ² | (1,356 ft ²) |
| First Floor | 296.33 m ² | (3,190 ft ²) |
| Second Floor | 201.83 m ² | (2,173 ft ²) |

SERVICES

The suites are metered separately in respect of electricity charges.

RENT

| | |
|--------------------|------------------------------|
| Ground Floor South | £18,000 per annum exclusive. |
| First Floor | £41,500 per annum exclusive. |
| Second Floor | £26,000 per annum exclusive. |

SERVICE CHARGE

There is a small service charge to cover the landlord's costs of insurance, the upkeep of common areas and external structure of the building.

LEASE TERMS

The properties are available by way of a new effectively full repairing and insuring leases subject to review and for a term of years to be agreed.

CAR PARKING

The demised spaces are allocated as follows:

| | |
|--------------------|----------|
| Ground Floor South | 6 spaces |
| First Floor | 9 spaces |
| Second floor | 7 spaces |

RATES

| | |
|--------------------|-------------------------|
| Ground Floor South | RV (2010 List): £13,500 |
| First Floor | RV (2010 List): £31,500 |
| Second floor | RV (2010 List): £16,000 |

COSTS

Each party to bear their own legal costs involved.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email: louisdonaldson@naylor.co.uk. Alternatively you may contact our joint letting agents King Sturge 0191 230 2033.

NAYLORS INSTRUCTIONS

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

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N209 Printed by Ravensworth 01670 713330