

Property Details

Tel: 0191 232 7030

OFFICE ACCOMMODATION FOR SALE/TO LET

250 SQ M (2,691 SQ FT) TO 500 SQ M (5,382 SQ FT)

**6 AND 7 QUEENS COURT, THIRD AVENUE,
TEAM VALLEY, GATESHEAD**



- Contemporary Design
- Accessible Location
- Dedicated Parking

LOCATION

Team Valley Trading Estate is recognised as the North East's Principal commercial Business Park incorporating in excess of 6.5m sq ft of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southerly side of the River Tyne with the Team Valley being some 3 miles distant from Newcastle City Centre. Transport links are excellent as Team Valley lies just off the A1 which in turn links to the A19.

Team Valley is served by good public transport links namely the 91, 93 and 94 buses which operate frequently throughout the day to Gateshead and Newcastle. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

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www.naylors.co.uk

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OUR SERVICES INCLUDE

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

6 and 7 Queens Court, Third Avenue, Team Valley, Gateshead

DESCRIPTION

The properties are situated within a development of 10 high tech business units aimed at companies requiring accommodation of both high quality office/workshop space. The subject properties are 100% dedicated office space and are semi-detached units fronting a courtyard style entrance way.

ACCOMMODATION

The properties comprise of 2 storey contemporary office units situated on the corner of Queensway North and Third Avenue. The specification includes

- Suspended Ceilings
- Heating
- Lighting
- Kitchen
- WC Facilities
- Full Glazed Atrium

The net internal floor area of each unit is:

Ground Floor:	122 sq m	(1,317 sq ft)
First Floor:	128 sq m	(1,374 sq ft)
Unit Size:	250 sq m	(2,691 sq ft)

Both units combined provide 500 sq m (5,382 sq ft)

SERVICES

We understand that all mains services are connected to the property.

RENT

£15 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

PURCHASE PRICE PER UNIT

Upon Application.

ESTATES SERVICE CHARGE

There is a small service charge to cover the cost of the upkeep of common areas of the estate and external structure of the building.

TERM

New full repairing and insuring lease for a term of years to be agreed.

RATES

Rateable Value (2005 List): TBC
Rates Payable (2008/2009): TBC

COSTS

Each party to bear their own legal costs incurred in drafting and executing the lease.

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 Alastair McGillivray, the surveyor dealing with this property or our joint agents Knight Frank on 0191 221 2211.

NAYLORS INSTRUCTIONS

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

(05.06.08/AM)



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