

Property Details

Tel: 0191 232 7030

FIRST FLOOR OFFICE

TO LET/MAY SELL

138.15 m² (1,487 ft²)

**B3 KINGFISHER HOUSE,
TEAM VALLEY, GATESHEAD**



LOCATION

Team Valley Trading Estate is the North East's premier commercial business location covering 285 hectares and housing in excess of 650,000 m² of commercial premises. The Estate lies to the south of Newcastle upon Tyne and Gateshead conurbation adjacent to the A1.

The subject office development is located on Kingsway North, the main road leading through the estate in a prominent position between Second and Third Avenues.

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**
-

B3 Kingfisher House, Team Valley, Gateshead

ACCOMMODATION

The available space comprises the first floor suite which benefits from:

- ◆ Perimeter trunking.
- ◆ Male and Female WC's.
- ◆ A kitchenette.
- ◆ Gas central heating.
- ◆ Excellent natural light.
- ◆ 4 dedicated parking bays

The total net internal floor areas are as follows:

First Floor **138.15 m²** **1,487 ft²**

TERMS

The property is available by way of a full repairing and insuring lease for a negotiable term.

SERVICES

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

RENT

£15,000 exclusive of business rates, service charge and all other outgoings.

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. This is currently running at approximately £2.15 per ft² per annum.

RATES

Rateable Value (2005 list): £12,750
Rates Payable (2008/2009): £5,890.50

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.

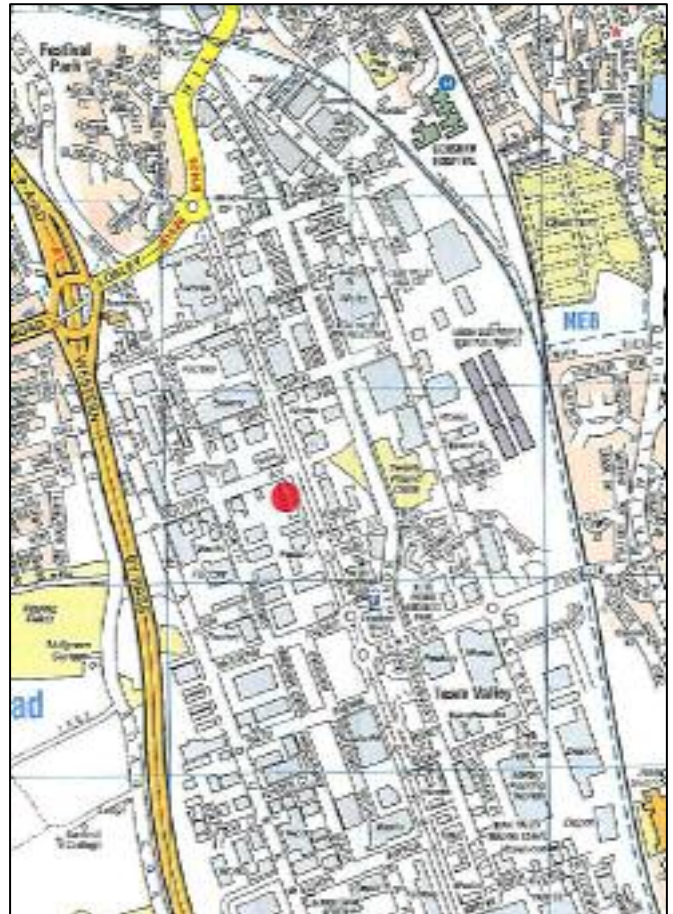
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to 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.

(20.10.08/LD)
A-G52



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

N209 Printed by Ravensworth 01670 713330