

Property Details

Tel: 0191 232 7030

TO LET

MODERN OFFICE SUITES

52.5 m² (565 ft²) to 159 m² (1,715 ft²)

**KINGSWAY HOUSE, KINGSWAY
TEAM VALLEY, GATESHEAD**



LOCATION

Team Valley Trading Estate is located immediately adjacent to the A1 just to the South of Gateshead and approximately two miles South of Newcastle upon Tyne. The Estate is a major commercial centre for the area and home to a number of major national occupiers.

The office development at Kingsway House comprises a number of small office suites situated in a most prominent position on Team Valley between Kingsway, Eastern Avenue and Queensway.

DESCRIPTION

The suites are predominantly open plan, some benefit from individual cellular offices. There is strip lighting and fitted carpets throughout. There are WC and kitchen facilities within each suite.

Car parking is available within a central courtyard to the front of the properties.

Hadrian House
Higham Place
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Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

**OUR SERVICES
INCLUDE**

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

Kingsway House, Kingsway, Team Valley, Gateshead

RENT

See attached Schedule.

LEASE TERMS

The properties are available by way of new effectively full repairing and insuring leases (by way of service charge) for a period of years to be agreed. Flexible easy-in, easy-out terms are available.

RATES

See attached Schedule.

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. This is currently running at approximately £2.00 per ft² per annum.

SERVICES

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

COSTS

The ingoing tenant will be responsible for all superior landlord's legal costs involved 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 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.

16.07.09/LD
A-C46(02)

SCHEDULE OF ACCOMMODATION

KINGSWAY HOUSE, TEAM VALLEY, GATESHEAD

Unit No.	Size (ft²)	Size (m²)	Rent (per annum)	Rateable Value (2010 List)
2	565	52.5	£6,780	£5,800
10	709	65.9	£8,500	£7,700
11	712	66.2	£8,500	£7,400
14	740	68.7	£8,800	£7,900
15	756	70.2	£9,000	£8,100
17	720	66.9	£8,650	£7,600
18	740	69	£8,800	£7,900
26	1,098	102	£13,150	£11,750
28	1,715	159	£20,500	£16,500



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 Naylors 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.
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