

# Property Details

**Tel: 0191 232 7030**

**TO LET**

**MODERN OFFICE SUITES**

**43 m<sup>2</sup> (464 ft<sup>2</sup>) to 159 m<sup>2</sup> (1,715 ft<sup>2</sup>)**

**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  
Newcastle upon Tyne  
NE1 8AF  
Tel: 0191 232 7030  
Fax: 0191 261 4030

[www.naylors.co.uk](http://www.naylors.co.uk)

Regulated by RICS

OUR SERVICES  
INCLUDE

- 
- Agency**
- 
- Building Surveys**
- 
- 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 ft<sup>2</sup> 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](http://www.naylors.co.uk) for details of all our current instructions.

16.07.09/LD  
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## **SCHEDULE OF ACCOMMODATION**

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

<b>Unit No.</b>	<b>Size (ft<sup>2</sup>)</b>	<b>Size (m<sup>2</sup>)</b>	<b>Rent (per annum)</b>	<b>Rateable Value (2005 List)</b>	<b>Rates Payable (2009/2010)</b>	<b>Availability</b>
4	464	43	£5,500	£3,676	£1,782.86	NOW
6	731	68	£8,770	£6,343	£3,076.36	NOW
10	709	65.9	£8,500	£6,700	£3,249.50	NOW
11	712	66.2	£8,500	£6,400	£3,104	NOW
13	655	60.9	£7,050	£6,600	£3,201	NOW
14	740	68.7	£8,800	£6,800	£3,298	NOW
18	740	69	£8,800	£6,800	£3,298	NOW
23	663	61.5	£8,000	£6,900	£3,346.50	NOW
26	1,098	102	£13,150	£10,000	£4,850	AUG 2009
28	1,715	159	£20,500	£14,250	£6,911.25	NOW



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- (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.
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