

Property Details

Tel: 0191 232 7030

TO LET

GROUND FLOOR OFFICE

74 m² (800 ft²)

J33 THE AVENUES, TEAM VALLEY, GATESHEAD



SITUATION

The Avenues is located on Eleventh Avenue North in the South East quadrant of Team Valley and comprises a modern development of offices close to Sainsburys and Retail World.

For identification purposes please see the attached location plan.

DESCRIPTION

Comprising the ground floor of a two storey, mid terraced office building providing mainly open plan space with a small meeting room. The property has the benefit of dedicated car parking to the front of the property.

The property is double glazed, has suspended ceilings with recessed fluorescent light fittings and is fully carpeted. Heating is provided by way of mounted electrical panels. Male and female toilets incorporating disabled facilities are also installed.

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J33 The Avenues, Team Valley, Gateshead

ACCOMMODATION

Sizes are quoted on a net internal floor area basis exclusive of toilet accommodation and staircases.

Ground Floor 74 m² (800 ft²)

RENT

£8,800 per annum exclusive of business rates, service charge and all other outgoings.

LEASE TERMS

The suite is available by way of a new lease for a term to be agreed, subject to periodic rent reviews. Flexible terms are available.

RATES

Following a verbal enquiry with the Local Authority we are advised that the whole property is entered in the Valuation List as follows.

Rateable Value (2005 list): £7,000

Rates Payable (2009/2010): £3,395

Interested parties should make their own enquiries with the Local Rating Authority as they may be entitled to rates relief.

SERVICE CHARGE

There is a service charge levied to cover the cost of insurance and landscaping and the management of those items.

LEGAL COSTS

In the event of a letting the ingoing tenant will be responsible for the landlord's reasonable 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 Louis Donaldson on 0191 232 7030 or email louisdonaldson@naylor.co.uk.

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

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