

Property Details

Tel: 0191 232 7030

TO LET

OPEN PLAN OFFICE ACCOMMODATION

76.9 m² (827 ft²)

J29 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 factories, warehouse and workshop units.

Major occupiers on The Avenues include E1.WHS and Wilmot Dixon Sustain.

DESCRIPTION

A terraced property providing modern open plan accommodation to both ground and first floor levels. The available space is located on the first floor of the property and is access via a secured shared entrance.

The property is double glazed, has suspended ceilings with recessed fluorescent light fittings and is fully carpeted. Heating is provided by wall mounted electric night storage heaters. Male and female toilets incorporating disabled facilities are also installed in the common areas.

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**
-

J29 The Avenues, Team Valley, Gateshead

ACCOMMODATION

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

First Floor **76.9 m²** **827 ft²**

LEASE TERMS

The premises are available on new effectively full repairing and insuring leases for a term to be agreed.

RENT

£9,000 per annum exclusive.

RATES

Rateable Value (2005 list):

£6,188

Estimated Rates Payable (2009/10):

£3,001 per annum

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 legal costs involved in drafting and executing the lease.

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.

(21.10.09/LD)
A-X01(26)



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.
- (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