

Property Details

Tel: 0191 232 7030

GROUND FLOOR OFFICE

TO LET

343.3 m² (3,695 ft²)

**A1 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.

DESCRIPTION

Kingfisher House is a modern 3 storey office building set amongst well maintained landscaping and car parking.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

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- Landlord and Tenant**
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- Management**
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- Valuations**
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A1 Kingfisher House, Team Valley, Gateshead

ACCOMMODATION

The available space comprises a ground floor suite and is accessed via a shared entrance and lobby area which incorporates male, female and disabled WC's. Internally the space is essentially open plan and benefits from:

- ◆ Air conditioning.
- ◆ Perimeter trunking.
- ◆ A kitchenette.
- ◆ Gas central heating.
- ◆ Excellent natural light.

The total net internal floor areas are as follows:

Ground Floor 343.87 m² 3,695 ft²

SERVICES

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

RENT

£33,255 per annum exclusive of business rates, service charge and all other outgoings.

SERVICE CHARGE

There is a small service charge to cover the cost of maintaining the common areas of the development

CAR PARKING

The tenant has the right to park 12 cars in the communal parking areas. In addition there is an abundance of free parking in the vicinity.

TERM

New essentially full repairing and insuring lease for a term of years to be agreed.

RATES

Rateable Value (2005 list): £32,500

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 Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property. Alternatively contact our joint agents Knight Frank on 0191 221 2211

NAYLORS INSTRUCTIONS

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

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