

Property Details

Tel: 0191 232 7030

SELF-CONTAINED OFFICES TO LET

**SUITES FROM APPROXIMATELY
62 m² (678 ft²) to 287 m² (3,088 ft²)**

***Enterprise House, Kingsway North,
Team Valley, Gateshead***



SITUATION

Team Valley Trading Estate is the North East's premiere commercial estate covering 285 hectares and housing in excess of 650,000 m² of commercial accommodation. The Estate lies to the south of the Newcastle and Gateshead conurbation and adjacent to the A1.

Enterprise House is located in a prominent position on Team Valley between Kingsway North and Queensway North and lies adjacent to the Valley Parade shopping centre.

DESCRIPTION

Comprising modern two storey office premises providing open plan accommodation and benefiting from own front door, independent gas fired heating, double glazing and WC and kitchen facilities.

Car parking is available within a central courtyard.

Hadrian House
Higham Place
Newcastle upon Tyne
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Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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

Enterprise House, Kingsway North, Team Valley, Gateshead

RENT AND RATES

Please refer to schedule.

SERVICE CHARGE

There will be a small service charge to cover the general upkeep of the estate and buildings insurance. This is currently running at approximately £1 per ft² per annum.

LEASE TERMS

The properties are available either by way of new effectively full repairing and insuring leases, by way of a service charge for a period to be agreed subject to periodic rent reviews or alternatively by way of a flexible three year tenancy agreement.

LEGAL COSTS

The ingoing tenant to be responsible for the 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 us 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.

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SCHEDULE OF ACCOMMODATION

Unit No	Size (m ²)	Size (ft ²)	Rent (per annum)	Rateable Value (2010 list)
1	142	1,528	£18,336	£14,500
2	142	1,528	£18,336	£14,750
5 & 6	287	3,088	£30,880	£29,750
7	139	1,500	£18,600	£14,500
14	78	840	£10,920	£8,000
17	63	678	£8,814	£6,500

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N209 Printed by Ravensworth 01670 713330