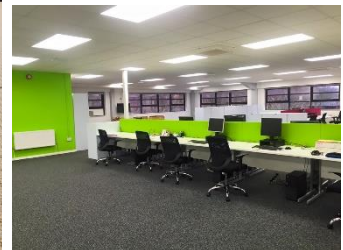


OFFICE PREMISES
TO LET

GAVINBLACK
— & PARTNERS —



**UNIT 2 EARLS COURT, FIFTH AVENUE BUSINESS PARK,
TEAM VALLEY TRADING ESTATE, GATESHEAD, NE11 0HF**

1,787 Sq Ft (166.01 Sq M) / 4,310 Sq Ft (400.44 Sq M)

CONTACT

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UNIT 2 EARLS COURT, TEAM VALLEY, GATESHEAD, NE11 0HF

LOCATION AND SITUATION

Team Valley Trading Estate is recognised as the north east's principle commercial business park and is home to over 700 businesses on an area of industrial, office and retail accommodation exceeding 6.5 million sq ft.

The property is situated on Earls Court within the Fifth Avenue Business Park and can be accessed from both Earlsway and Queensway North, two of the primary routes through the estate.

DESCRIPTION

The property comprises a two-storey brick built semi-detached building with a pitch tiled roof.

The available offices have been refurbished with the following specification:

- Suspended ceiling with new LED light fittings
- Gas fired central heating
- Perimeter trunking
- Fully carpeted
- Kitchen facilities
- Communications options available (IT, phone, leased line share options)
- Managed office support options (reception, post etc.)
- 5 meeting rooms available for hire including a training room and a board room
- Male, female and disabled WC facilities
- 7 or 15 car parking spaces

ACCOMMODATION

There are two suites potentially available.

| | M ² | Sq ft |
|-----------------|----------------|-------|
| 1 st | 400.44 | 4,310 |
| Grd | 166.01 | 1,787 |

RATEABLE VALUE

The ground floor premises would need to be reassessed for rating purposes. Based on the current assessment for the first floor of £36,000 rates payable will be approximately £4.00 per sq ft.

EPC

The premises have an EPC rating of D-80. A full copy of the report is available upon request.

TENURE

The premises are available by way of a new sub-lease for a term to be agreed.

RENT

£11 per sq ft exclusive of rates and service charge.

SERVICE CHARGE

There will be a service charge payable (21.9%) for the upkeep of the common parts and exterior of the building together with a proportion of the estate charge. In addition, the tenant will be responsible for the cost of utilities in the building, again based on 21.9%.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party will bear their respective legal costs incurred in connection with the transaction.

VIEWING

Strictly by appointment with Sole Agent.