

# Property Details

**Tel: 0191 232 7030**

## SELF-CONTAINED OFFICES TO LET

**111.5 m<sup>2</sup> (1,200 ft<sup>2</sup>) approx to 221.5m<sup>2</sup> (2,384ft<sup>2</sup>)**

**MARQUIS COURT, KINGSWAY SOUTH,  
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 m<sup>2</sup> of commercial accommodation. The Estate lies to the south of the Newcastle and Gateshead conurbation and adjacent to the A1.

Marquis is located in a prominent position on Team Valley between Kingsway South and Marquisway and lies within easy walking distance of Team Valley Retail World.

### DESCRIPTION

Comprising modern two storey office premises providing open plan accommodation and benefiting from own front door, independent gas fired heating and WC and kitchen facilities. Car parking is available within a central courtyard.

Other tenants of note within the development include Barclays, Real Radio and Mencap.

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

[www.naylors.co.uk](http://www.naylors.co.uk)

Regulated by RICS

### OUR SERVICES INCLUDE

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- Agency**
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- Building Surveys**
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- Landlord and Tenant**
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- Management**
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- Valuations**
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**Marquis Court, 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 ft<sup>2</sup> per annum.

**LEASE TERMS**

The properties are available 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.

**VAT**

All figures quoted are exclusive of VAT where chargeable.

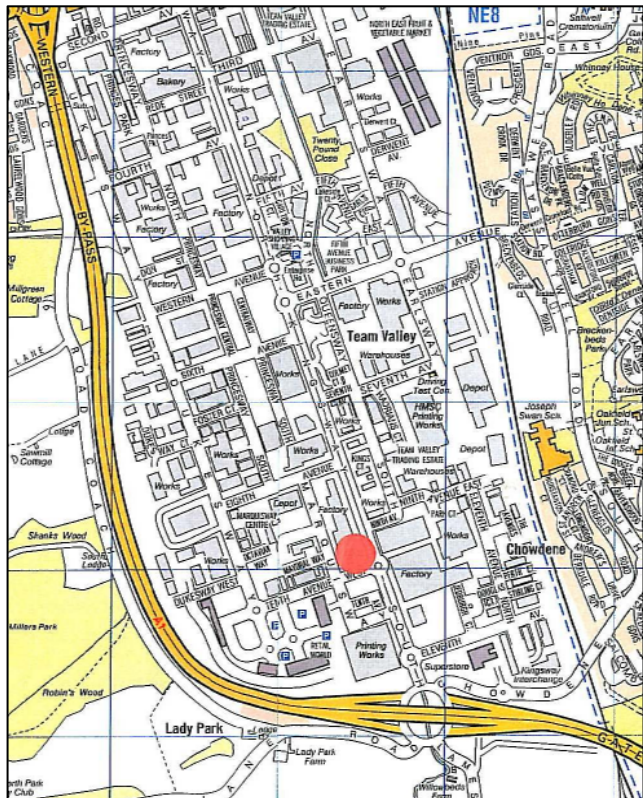
**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email [louisdonaldson@naylors.co.uk](mailto:louisdonaldson@naylors.co.uk).

**NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.

(01.06.12/LD)  
A-C153



**Rents Reduced**

**SCHEDULE OF ACCOMMODATION**

Unit	Size (m <sup>2</sup> )	Size (ft <sup>2</sup> )	Rent (per annum)	Rateable Value (2010 list)	Availability
A2	240.00	2,583	£25,800	£25,250	Available
B3	119.31	1,284	£12,100	£12,500	Available
B4	112.2	1,208	£12,080	£12,500	Available
B6	164.6	1,772	£17,700	£17,500	Available
B8	115.32	1,241	£12,410	£12,500	Available
C9	114.6	1,234	£12,340	£12,500	Available
E14	221.5	2,384	£23,840	£24,500	Available
F18	119.9	1,291	£12,900	£12,500	Available
F19	116.5	1,254	£12,540	£12,500	Available
F20/21	239.8	2,581	£25,800	£25,250	Available

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.