

# 5TH AVENUE PLAZA

STUNNING REFURBISHED OFFICES  
LAST REMAINING SUITE 4,330 SQ FT

TEAM VALLEY  
GATESHEAD  
NE11 0BL



# EXCEPTIONAL OFFICE ACCOMMODATION

5th Avenue Plaza offers superb quality office accommodation at the heart of the Team Valley with a brand new remodelled reception and common parts, fully refurbished office space with fantastic natural lighting and flexible floor plates providing high specification office accommodation.

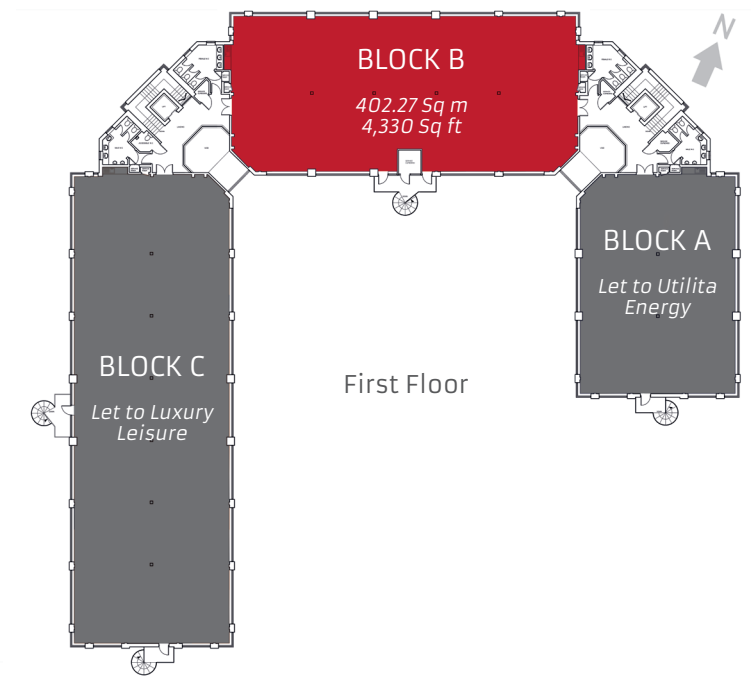
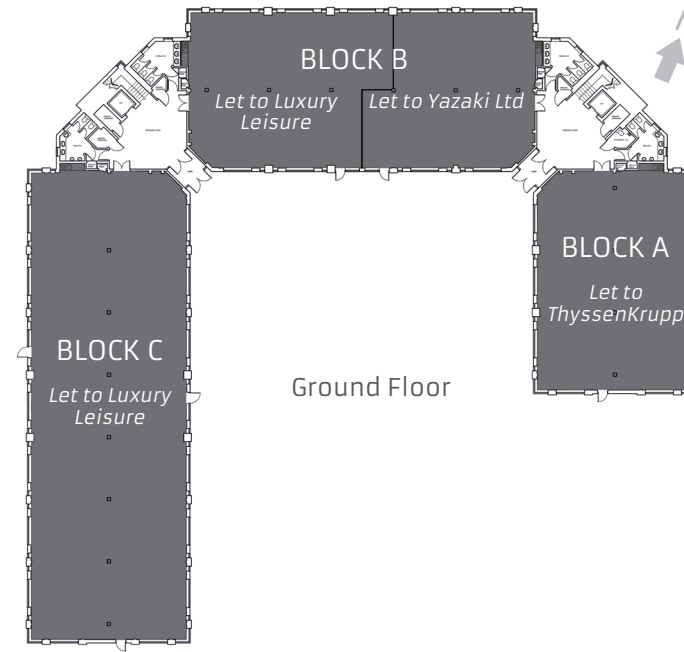
All spaces offer access to new W.C and excellent car parking ratios.

5th Avenue Plaza has attracted high profile occupiers including ThyssenKrupp, Utilita Energy, Yazaki and Luxury Leisure.



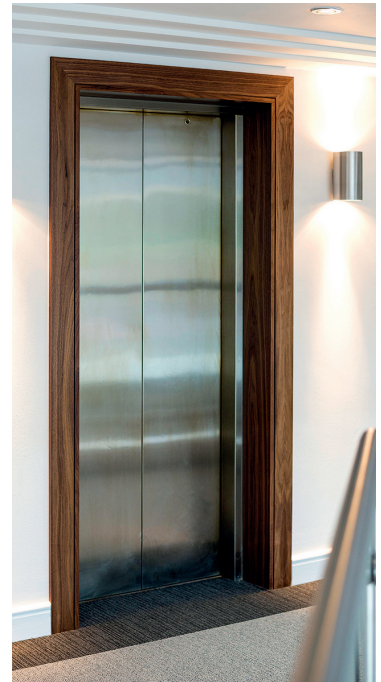


# FLEXIBLE OPEN PLAN FLOORPLATES



- 4,330 Sq ft (402 Sq m) of refurbished office space
- Stunning, refurbished double height reception area
- Flexible open plan floorplates
- Full access 150mm raised floors
- New suspended ceiling
- Fully refurbished office space
- New LG7 lighting

- Superb natural light
- New finishes throughout
- Lift access to all floors
- Male, female and disabled W.C facilities
- 16 Car parking spaces available
- EPC Rating D - 88





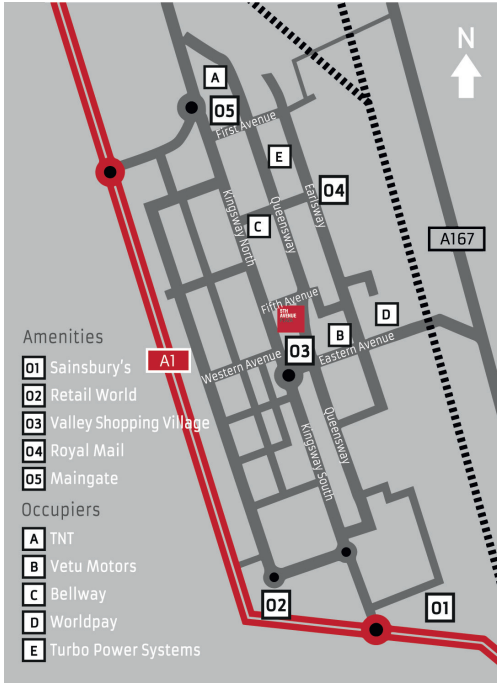
# GREAT BUSINESS LOCATION

## LOCATION

5th Avenue is situated on Team Valley in Gateshead, three miles south of Newcastle City Centre and directly adjacent to the recently upgraded A1 Western Bypass. The building is peacefully situated among lush green landscaping and adjacent to the River Team from where the area takes its name.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, O'Briens Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

The offices are located a moments walk from the Valley Shopping Village.



## CONNECTIVITY

There are 34 buses that serve Team Valley every hour providing excellent public transport links.

The A1 provides provides a vital link North and South connecting through to the national motorway networks.

Drive times: Newcastle City Centre - 6 minutes, Newcastle Airport - 20 minutes, Durham - 25 minutes, Sunderland - 24 minutes.

## TERMS

A new effective FRI lease is available by arrangement from the Landlord.

## VIEWINGS

Strictly via joint sole agents.



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5THAVENUEPLAZA.CO.UK

