



Marquis & Willow Court

Team Valley • Gateshead • NE11 0RU

FOR SALE TO LET



Your
Business'
**NEXT NEW
HOME**

- Newly refurbished internally and externally
- Self-contained office studios from 112.13m² (1,207 sq ft)
- Good access to major transport links including A1(M) and A19 trunk roads
- Excellent surrounding amenities
- 6 Designated car parking spaces per unit



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

Marquis and Willow Court are located in a prominent position on Team Valley between Kingsway South and Marquis Way and are situated within approximately 50m of Team Valley Retail World. Junction 67 of the A1 lies approximately 100m to the South of Marquis and Willow Court providing access to the North East's major road network.

Retail World, which is one of the largest retail parks in the UK, offers a superb variety of fashion, homeware, lifestyle and food stores. These include TK MAXX, Gap, New Look, Homebase, Decathlon, B & M, Asda Living, M&S Simply Food, Mama & Papas to name a few. There is also a Greggs and McDonalds located in close proximity.

For identification purposes only



The studios comprise **modern two storey offices** which have **undergone a substantial refurbishment**, both internally and externally. **Internally the studios provide open plan accommodation**, LED lighting, suspended ceilings independent gas fired heating and WC and kitchen facilities. **Car parking** is also available within a central courtyard. The units are available as refurbished or in their current condition.

ACCOMMODATION

UNIT	M ²	FT ²
A1	223.34	2,404
B4	112.23	1,208
B7	112.22	1,208
F18	112.13	1,207
F20	112.13	1,207
F21	112.13	1,207

SALE

Available by way of Long Leasehold with prices starting from £150,000.

RENT

The properties are also available by way of new effectively full repairing and insuring leases, for a term of years to be agreed. Quoting rents are from £10.00psf.

EPC

Available on Request.





LEGAL COSTS

Each party will be responsible for their own legal costs incurred as part of any transactions.

RATEABLE VALUE

Further details are available on request. Qualifying Businesses may be entitled to relief.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries please speak to James Fletcher or Jessica Simpson on **0191 232 7030** or email:

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jessicasimpson@naylor.co.uk



Naylor's

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