



THE EDGE



TO LET

FIFTH AVENUE | TEAM VALLEY | GATESHEAD | NE11 0XA

FULLY REFURBISHED

725 sq m (7,809 sq ft)

www.theedgeteam.co.uk

- **Ground floor Grade A office space**
- **Extensive landscaped grounds and parking**
- **Excellent demographics and communications**

THE EDGE



LOCATION

Team Valley is positioned **adjacent to the A1 Western Bypass** and offers excellent access to Newcastle City Centre and the wider conurbation.

Team Valley is home to a wide range of businesses and benefits from over **34 buses per hour**.

There is an excellent range of retail & leisure amenities including Retail World which has an **M&S Food** and **Boots, Valley Parade, the new Valley Farm pub/restaurant** and at Maingate there is a **hotel, health club** as well as a **Greggs** and **O'Briens**.

YOURnewHQ is prominently located on the corner of Earlsway and Eastern Avenue.

SPECIFICATION

- Automated DDA compliant glazed entrance doors
- Impressive double height reception
- 8 person Kone passenger Lift
- Fitted kitchens and WCs on each floor
- Open plan floorplate
- DDA Compliant shower
- LG7 lighting with LED fittings
- Raised access floor with 100mm void and floor boxes
- Air conditioning
- Excellent car parking with circa 32 spaces
- Security alarm system
- EPC rating C (70)



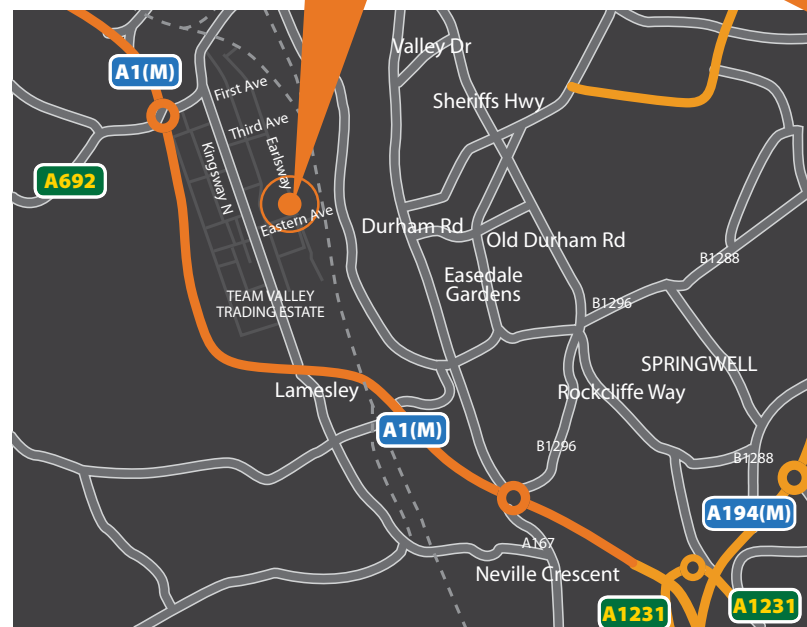


RATES

The building is to be reassessed for Rates purposes

TERMS

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.





ACCOMMODATION

Ground:
725 sq m (7,809 sq ft)

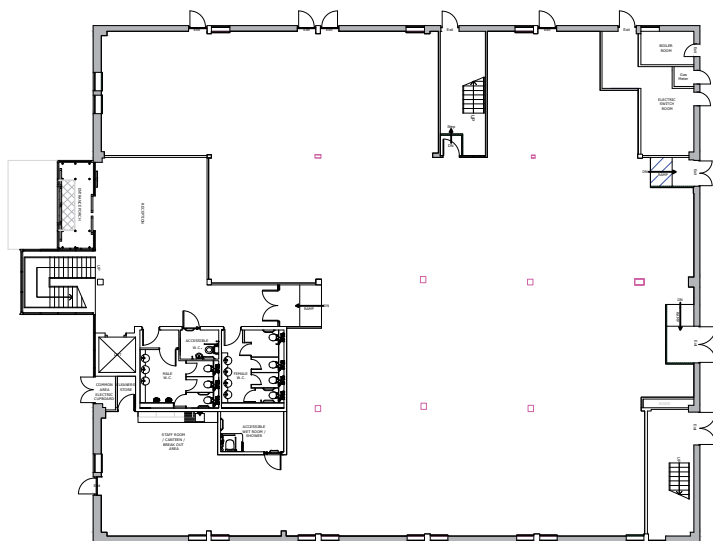
VAT

All figures quoted are exclusive of VAT where chargeable.

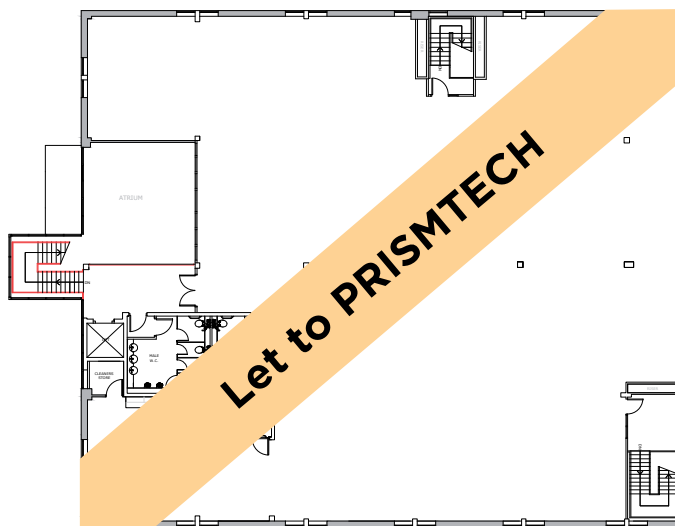
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

Ground Floor



First Floor



FURTHER INFORMATION

For general enquiries and viewing arrangements please contact

Naylors
0191 232 7030
www.naylors.co.uk

Jessica Simpson
T: 0191 211 1544
E: jessicasimpson@naylors.co.uk

James Fletcher
T: 0191 211 1560
E: jamesfletcher@naylors.co.uk

Misrepresentation act

This property is offered subject to contract, availability and confirmation of details. These particulars do not form any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors or res-denton, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they maybe subject.
May 2017



THE **EDGE**

Ground Floor

First Floor