

Property Particulars

OFFICES TO LET

Earls House
Earlsway
Team Valley Trading Estate
Gateshead
NE11 0RY

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Available on flexible terms
- From 29.35m² (316ft²) – 134.67m² (1,449.6ft²)
- Located within Team Valley Trading Estate
- Rental incentives available
- Service charge applies
- Rental from £2,950 per annum

SITUATION

The property is located within Team Valley Trading Estate situated adjacent to the A1, just south of Gateshead and approximately two miles south of Newcastle City Centre.

The Estate is a commercial centre for the area and home to a number of major national occupiers. The Estate has excellent transport links offering access to bus routes and excellent road links north and south bound via the A1.

DESCRIPTION

The property comprises a number of small office suites and has shared access for the ground and first floor via an entrance hall.

ACCOMMODATION

Suite	Size m ²	Size ft ²	Rent (per annum)	RV	EPC Rating
9	29.35	316	£3,160	£2,950	D76
9A	60	642	£6,420	£5,600	D76
10	121	1,302	£13,030	£9,200	E105

TERMS

The suites are available on easy in-easy out terms on flexible leases / license at the above rentals.

We are advised that the service charge is approximately £3.50 per square foot per annum and covers the cost of maintaining the common areas of the building.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

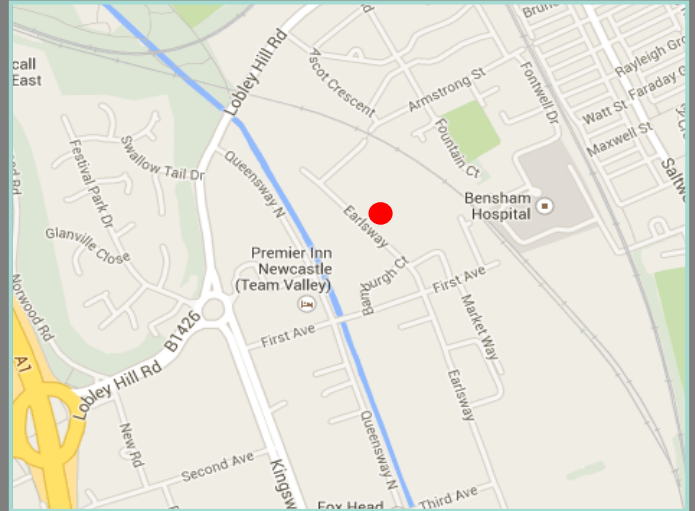
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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