

OFFICE PREMISES

TO LET

GAVINBLACK
— & PARTNERS —



**CONISTON HOUSE, LAKESIDE COURT, FIFTH AVENUE
BUSINESS PARK, TEAM VALLEY, GATESHEAD, NE11 0NL**

233.41 Sq M (2,512 Sq Ft) to 472.48 Sq M (5,085 Sq Ft)

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CONISTON HOUSE, TEAM VALLEY, GATESHEAD, NE11 0NL

LOCATION

Coniston House is situated on Team Valley in Gateshead, three miles south of Newcastle city centre and directly adjacent to the A1 Western Bypass.

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'Brien's Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

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

THE BUILDING

The offices form part of the Fifth Avenue Business Park and are contained within a small development of 3 link detached 2 storey offices with the benefit of on site parking. The premises are of brick and tile construction with central heating and blinds. There are cassette air conditioning units to part of the property and raised access flooring.

ACCOMMODATION

The accommodation is situated on the ground and first floors and has the following net approximate areas:

	Sq M	Sq Ft
First Floor	233.41	2,512
Ground Floor	239.07	2,573
Total	472.48	5,085

There are six partitioned offices to the first floor and four partitioned offices to the ground floor, all demountable partitioning.

Externally there are 10 car parking spaces.

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of 5 years or 10 years with a rent review at the fifth year.

RENT

£55,000 per annum exclusive.

SERVICE CHARGE

There is a service charge for the maintenance of the building and the car parking and landscaped areas.

RATING

According to the Valuation Office Agency website the property is listed in the draft 2017 Valuation as having the following Rateable Values:

First Floor	£23,250
Ground Floor	£22,500

EPC

The property has an energy rating of C-73.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment with Sole Agents.

