



KnightFrank.com

Preliminary Particulars



To Let - High Specification Office Accommodation

Fifth Avenue Plaza, Team Valley, Gateshead, NE11 OBL

- Accommodation available from 73.21m² (788 sq.ft) to 2,019.99 m² (21,743 sq.ft)
- Subject to significant refurbishment programme
- Flexible lease terms available
- Within one of Tyneside's premier business locations
- Excellent local amenities & public transport connections
- Capable of providing 'own front door' offices
- On-site parking

+44(0) 191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

Fifth Avenue Plaza is located in the very heart of Team Valley, Gateshead which is recognised as one of Tyneside's most strategic office locations offering direct access to the A1 Western By Pass.

Team Valley is one of the country's largest business parks and is home to over 700 businesses employing over 20,000 people. It boasts a significant level of local amenities including one of Tyneside's largest out of town retail parks, a Sainsbury's Supermarket, a Premier Inn Hotel, a gym and various other retail and other amenities.

Transport connections to Team Valley are excellent with a significant bus infrastructure. More information can be found at www.valleylinks.org.uk.

Description

Fifth Avenue Plaza provides a number of individual office suites and is to be subject to a significant refurbishment programme which will provide high quality, modern office accommodation in various sized suites to meet the needs of the modern occupier.

The refurbishment proposals will provide open plan accommodation benefiting from full access raised floors and excellent natural light. The accommodation is accessed via impressive double height receptions and there will be new finishes throughout.

Energy Performance Certificate

The building has an energy rating of D - 88

Accommodation

Fifth Avenue Plaza offers the following office suites:

Suite	M ²	Sq.ft.
GF Block A	255.11	2,746
FF Block A	253.35	2,727
GF Block B	402.92	4,337
FF Block B	402.27	4,330
Suite 3, Part GF Block C	85.47	920
Suite 4, Part GF Block C	73.21	788
FF Block C	547.66	5,895
Total	2019.99	21,743

Some of the floors can be split to provide smaller suites and building also has the capability of being split vertically to offer self-contained accommodation offering an occupier their own front door.

All measurements are on a Net Internal basis and are subject to on site verification.

Rent & Terms

The accommodation is available to let on new EFRI leases for a term of years to be agreed at a rent of £11.00 per sq.ft per annum exclusive.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

Service Charge

In addition to the rent a service charge is recoverable from the tenants for the maintenance and repair of the structure of the building and its common areas and all other services used in common.

The current service charge is approximately £5.40 per sq.ft per annum exclusive.

Valley Watch

The Premises currently subscribe to the Valley Watch scheme - www.valleywatch.co.uk

Rating

The approximately business rates payable at Fifth Avenue Business Park is £4.47 per sq.ft per annum.

We advise that interested parties should contact the Business Rates Department at Gateshead Council to satisfy themselves in respect to the precise rates payable.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of the legal documentation.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Viewing is strictly by appointment through Knight Frank on 0191 221 2211.

Or alternatively through our joint agents Gavin Black and Partners on 0191 230 2777.

Particulars : August 2014 / Images : August 2014

Code of Leasing Business Premises

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk).

