

FOR SALE/TO LET

Self-Contained Office Studios

Mulberry & Willow Court
Kingsway South
Team Valley
Gateshead, NE11 0RU



Situation

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

Mulberry and Willow Court is located in a prominent position on Team Valley between Kingsway South and Marquis Way and lies within easy walking distance of Team Valley Retail World.

Description

The studios comprise modern two storey office premises providing open plan accommodation and benefiting from own front door, independent gas fired heating and WC and kitchen facilities. Car parking is available within a central courtyard.

Other tenants of note within the development include Pin Point Recruitment, Changing Lives and Pertemps.

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Naylor's
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Retail
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Accommodation

Unit	m ²	ft ²
B4	112.23	1,208
F18	112.13	1,207
F20	112.13	1,207
F21	112.13	1,207

Sale

The properties are available on a Long Leasehold basis as follows:

Unit	Sale Price
B4	£150,000
F18	£150,000
F20	£150,000
F21	£150,000

Lease Terms

The properties are also available by way of new effectively full repairing and insuring leases, by way of a service charge for a period to be agreed.

Rent and Rates

Unit	Rent pa	Rates (2017 List)
B4	£12,000	£9,700
F18	£12,000	£9,800
F20	£12,000	£9,800
F21	£12,000	£9,800

Service Charge

There will be a small service charge to cover the general upkeep of the estate and buildings insurance. This is currently running at approximately £1 per ft² per annum.

VAT

All figures quoted are exclusive of VAT where chargeable.

EPC

Available upon Request.

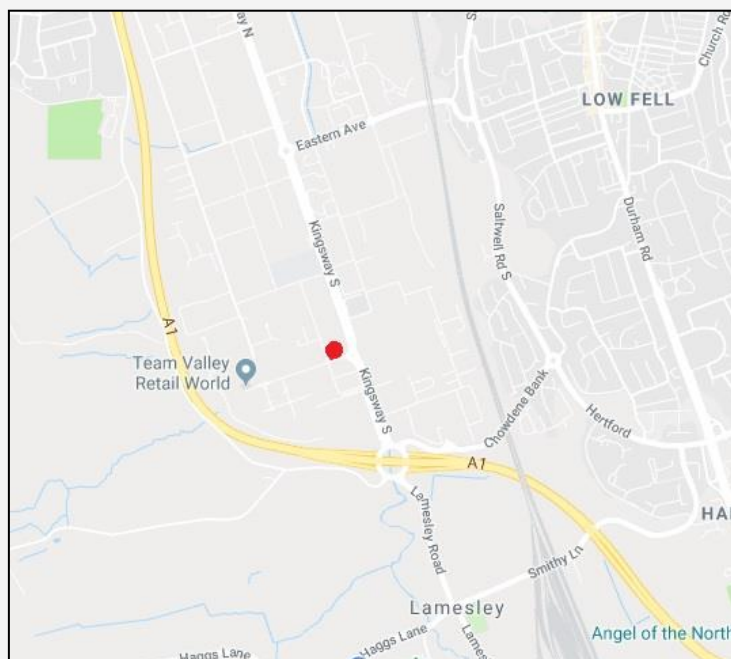
Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Jessica Simpson on 0191 232 7030 or email jamesfletcher@naylor.co.uk jessicasimpson@naylor.co.uk

Naylor's Instructions

You may search our company web site www.naylor.co.uk for details of all our current instructions

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