



**OFFICES TO LET** *May Sell*

First Floor, Digital House, Team Valley, Gateshead, NE11 0NB

# DIGITAL HOUSE

## Team valley, Gateshead, NE11 0NB

### Office To Let



#### LOCATION

Located at the corner of Queensway North and Eastern Avenue, Digital House provides an occupier with an excellent, highly prominent position in the heart of Team Valley.

Situated only 1 minute from the A1 and 7 minutes from Newcastle City Centre, Team Valley boasts excellent communication links, demographics and public transport links.

Team Valley also offers occupiers a superb range of amenities, including a Sainsbury's Supermarket and Retail World, which is home to numerous national retailers including Boots, M&S

Food and Starbucks. Valley Parade is also only a two minute walk offering a vast array of retail. At Maingate there is also a FX Health & Fitness Club and one of the most prominent Premier Inns in the region.

#### DESCRIPTION

Digital House is a two storey building set within an extensive mature landscaped environment, creating a superb arrival to the property and real sense of open space.

The available accommodation is located on the first floor and is accessed via a fully refurbished communal reception, finished using high quality materials and forming a high class business environment. The first floor suite benefits from largely open plan offices, but also a number of meeting rooms and individual offices. The specification is as follows:-

- Suspended ceilings
- LED lighting
- New carpeting
- Floor boxes
- Air conditioning
- Kitchen
- Telephone entry system



#### ACCOMMODATION

	Sq M (NIA)	Sq Ft (NIA)
First Floor	565.03	6,082



## LEASE TERMS

The accommodation is offered by way of a new effectively full repairing and insuring lease from a term of years to be agreed at a quoting rent of £12.00 per sq. ft. exclusive.

Alternatively our client may consider selling the property with the benefit of the income from the ground floor tenants. Further details on request.

## SERVICE CHARGE

A service charge will be recoverable from the tenant for maintenance and repair of the structure of the building and its common areas. The current service charge is estimated at £5.70 per sq. ft. The service charge includes all gas, electricity and water to the demised area, together with insurance.

## BUSINESS RATES

We have been verbally advised by the valuation office that the rateable value for the accommodation is £55,000. Using the current URB of £50.04, this equates to rates payable of £4.53 per sq. ft.

We advise that all interested parties should make their own enquiries with respect to the precise business rates payable with the group valuation office on 0191 220 7000.

## CAR PARKING

24 car parking spaces are available with the ground floor suite. The cost of these are included in the rent. In addition to this, there are 4 visitor bays and 2 disabled bays that are communally used by all occupiers in the building.

## ENERGY PERFORMANCE RATING

C-75

## LEGAL COSTS

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

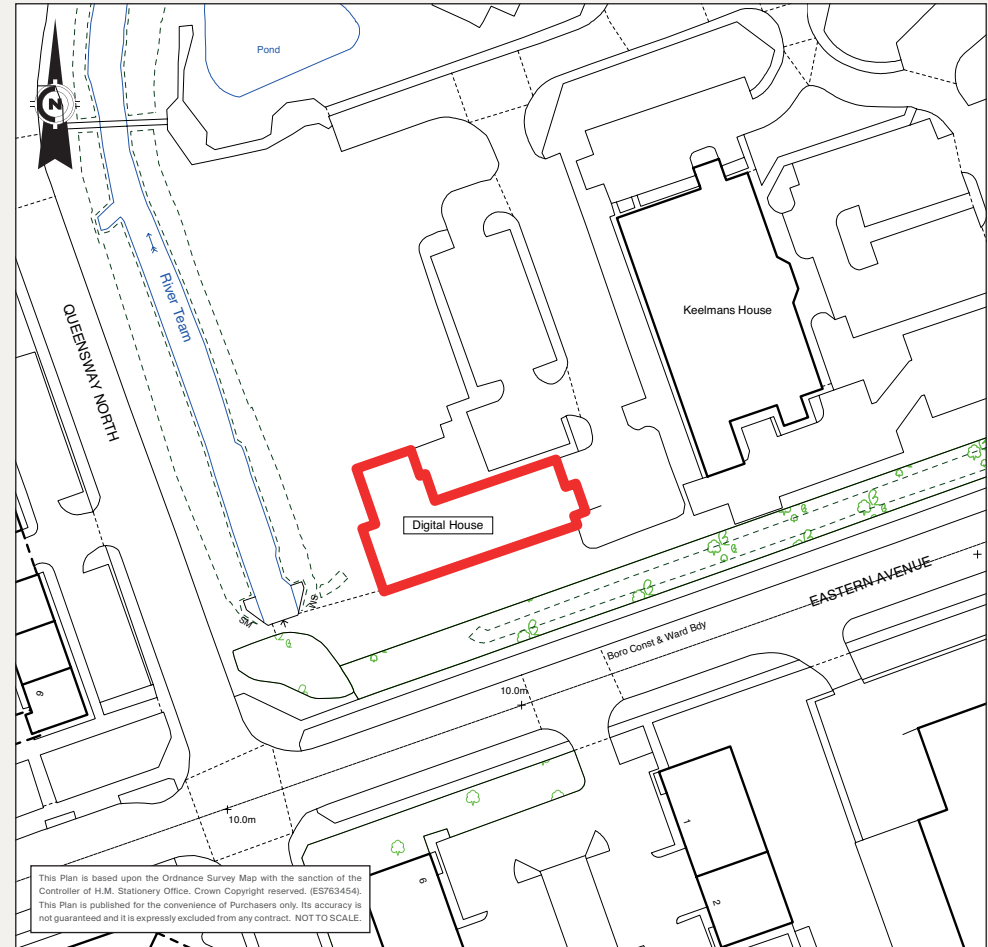
## VAT

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

## VIEWINGS

Strictly by appointment through sole agents Knight Frank.  
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Date: May 2019



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