

Property Details

Tel: 0191 232 7030

OFFICES TO LET AVAILABLE ON FLEXIBLE TERMS

**SUITES FROM 29.7 m² (320 ft²)
TO 139.4 m² (1,500 ft²)**

Earls House, Earlsway, Team Valley, Gateshead



LOCATION

Team Valley Trading Estate is located adjacent to the A1 just to the 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, employing over 17,000 people on a daily basis. 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 floors via an entrance hall.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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- Agency**
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- Building Surveys**
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- Landlord and
Tenant**
-
- Management**
-
- Valuations**
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RICS

Earls House, Earlsway, Team Valley, Gateshead

ACCOMMODATION

See the below schedule.

SERVICES

We have been informed that the service charge is approximately £2.50 per ft² per annum and covers the cost of maintaining the common areas of the building.

LEASE TERMS

The suites are available on easy in-easy out terms.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact us on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

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

(19.08.08/LD)
A-U02(51)



SCHEDULE OF ACCOMMODATION

SUITE	SIZE FT ²	SIZE M ²	RENT	RATES PAYABLE (2008/2009)
1	1,500	139.4	£15,000	£4,841.50
2/3	549	51	TBC	£1,957.65
5	320	29.7	£3,200	£999.88
8	443	41.2	£4,823	£1,389.30
9A	642	60	£7,062	£2,020.80
10	1,302	121	£13,000	£4,083.70

NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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N209 Printed by Ravensworth 01670 713330