



TO LET

First Floor Office Accommodation
1,524 sq ft (142m²)

Eighth Avenue / Octavian Way
Team Valley Trading Estate
Gateshead
NE11 0HZ

- Air conditioning and gas central heating
- Self-contained suite with own front door access
- Rent £10,000 per annum exclusive
- Furniture available by negotiation

Location

The property is situated at the junction of Eighth Avenue and Dukesway on the Team Valley Trading Estate close to the retail facilities at Retail World.

Team Valley Trading Estate lies just off the A1, South West of Gateshead Town Centre with regular bus services to and from Gateshead Interchange.

Team Valley comprises the biggest commercial estate in the North East of England and extends to approximately 300 hectares (700 acres).

Description

The property comprises a fully self-contained suite (over City Electrical Factors) with its own front door access onto Eighth Avenue.

The space is divided to create a range of open plan and private offices and has its own male and female WC's and kitchen.

Accommodation

The property provides the following net office area (excluding the WC's, kitchen and stairs):-

First Floor

TOTAL	142 m ²	1,524 ft ²
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Some office furniture may be available by negotiation, please enquire for further details.

Services

We understand that all main services are connected or available at the property.

Rent

£10,000 per annum exclusive.

Rateable Value

The accommodation has yet to be separately assessed.

Lease Terms

Available by way of a new sub lease for a minimum term of 3 years.

VAT

All figures quoted are exclusive of VAT where chargeable.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs involved in drafting and executing the lease.

Viewing

Strictly by arrangement with the sole letting agents:

Checkleys: 0121 456 4477

Contact: tim.senior@checkleys.co.uk

SUBJECT TO CONTRACT

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Checkley & Co LLP, for themselves, for any joint agents and for the sellers or landlords of this property, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending buyers or tenants, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending buyers 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;
- (iii) no person in the employment of Checkley & Co LLP, nor any joint agents has any authority to make or give any representation or warranty whatever in relation to this property;
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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

95 This is how energy efficient the building is.

Net zero CO₂ emissions