

TO LET

Modern Office Suite

Unit 4 Kingsway House
Kingsway
Team Valley
Gateshead
NE11 0HW



Location

Team Valley Trading Estate is located immediately adjacent to the A1 just to the South of Gateshead and approximately two miles South of Newcastle upon Tyne. The Estate is a major commercial centre for the area and home to a number of major national occupiers.

The office development at Kingsway House comprises a number of small office suites situated in a prominent position on Team Valley between Kingsway, Eastern Avenue and Queensway.

Description

The subject office accommodation is situated on the first floor and is predominantly open plan but also benefits from an individual partitioned office. The suite benefits from carpet flooring, strip lighting, kitchen facilities and WC facilities.

naylors.co.uk



Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

E info@naylors.co.uk

Description cont'd

The office is accessed through a secure door at ground floor and car parking is available within a central courtyard to the front of the property.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate that approximate net internal area is as follows:

	Sq.m	Sq.ft
4 Kingsway House	46.2	498

Lease Terms

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £4,500 per annum.

Service Charge

There is a service charge payable to cover the landlord's costs of insurance, the upkeep of common areas and external maintenance of the building.

EPC

The property has an EPC rating of C73

Rateable Value

We are advised that the rateable value of the premises as at 1 April 2010 is:

4 Kingsway House - £5,100

Interest parties should confirm the current rates payable with Gateshead Council on 0191 433 3000.

Services

We understand that all mains services are connected to the properties.

Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Jessica Simpson on 0191 232 7030 or email:

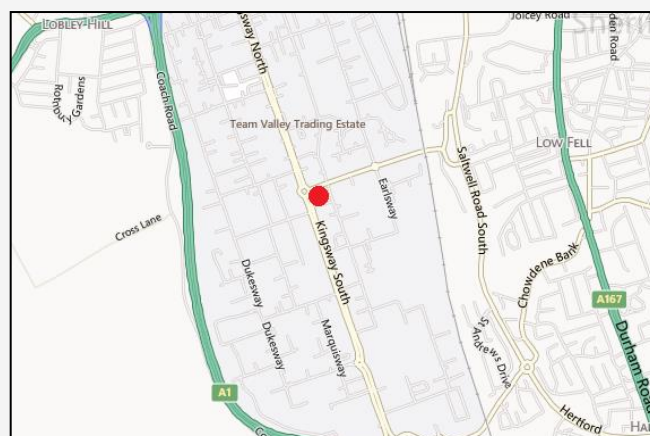
jamesfletcher@naylor.co.uk

jessicasimpson@naylor.co.uk

Naylor's Instructions

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

August 2016



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.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order