

Development

Industrial

Office

Investment

Retail

Property Details



Tel: 0191 232 7030

TO LET

MODERN OFFICE SUITES

66.20 m² (712 ft²) to 217.12 m² (2,337 ft²)

**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 suites are predominantly open plan, some benefit from individual partitioned offices. There is strip lighting and fitted carpets throughout. There are WC and kitchen facilities within each suite.

Car parking is available within a central courtyard to the front of the properties.

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

•
**Landlord and
Tenant**

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Management

•
Valuations



Kingsway House, Kingsway, Team Valley, Gateshead

RENT

See attached Schedule.

LEASE TERMS

The properties are available by way of new effectively full repairing and insuring leases (by way of service charge) for a period of years to be agreed. Flexible easy-in, easy-out terms are available on some of the units.

RATES

See attached Schedule.

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.

COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates (EPC) are available for individual units upon request.

SERVICES

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

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Sam Elliot on 0191 232 7030 or email: samelliot@naylor.co.uk.

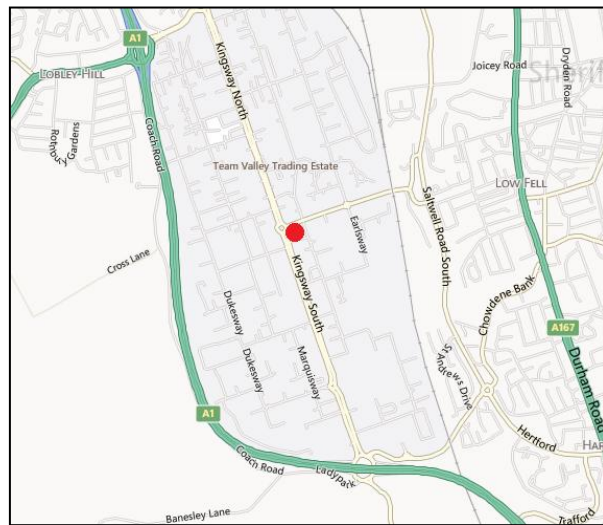
NAYLORS INSTRUCTIONS

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

21.05.2014/SE
A-C46(02)

SCHEDULE OF ACCOMMODATION

Unit No.	Size (ft ²)	Size (m ²)	Rent (per annum)	Rateable Value (2010 List)
11	712	66.20	£5,000	£7,400
20	757	70.29	£5,500	£7,700
27	1,089	101.17	£9,000	£10,000
31	1,254	116.50	£10,000	£12,750
32	1,083	100.62	£9,000	£11,250



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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