

TO LET

Suite 2B, Kings Court, 3 Kingsway South,
Team Valley Trading Estate, Gateshead,
Tyne And Wear, NE11 0SH



Self Contained Office Premises

909 Sq Ft (84.45 Sq M)

- Modern Office Accommodation
- Onsite Car Parking Available
- Last Remaining Suite
- Flexible Lease Terms
- Excellent Location

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Location

Team Valley Trading Estate is recognised as the North East's Principal Commercial Business Park incorporating in excess of 6.5m sq ft of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southern side of the River Tyne with the Team Valley being some 3 miles distant from Newcastle City Centre. Transport links are excellent as Team Valley lies just off the A1 which in turn links to the A19.

Team Valley is served by good public transport links namely the 91, 93 and 94 buses which operate frequently throughout the day to Gateshead and Newcastle. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

3 Kings Court is prominently located on Kingsway South, which is the main thoroughfare through Team Valley.

Description

The property comprises of a self-contained office building which is located directly off Kingsway, the main thoroughfare through Team Valley.

Internally the property benefits from a reception area/atrium which leads onto a stairwell and W/C facilities. The office itself is located on the top floor of the building and benefits from:

- Kitchen facilities
- Considerable natural light from loft windows
- Carpeted flooring
- Separate meeting room
- Modern finishes

Accommodation

The property has been measured and comprises of the following areas:

	Sq Ft	Sq M
Second Floor Suite 2B	909	84.45
Total	909	84.45

Rent

£12.00 Per Sq Ft

Service Charge

There is a service charge payable which covers external and common areas

EPC

The property has an EPC rating of B 44.

Rateable Value

The property has a rateable value of £6,700. Making rates payable £3,343.30 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

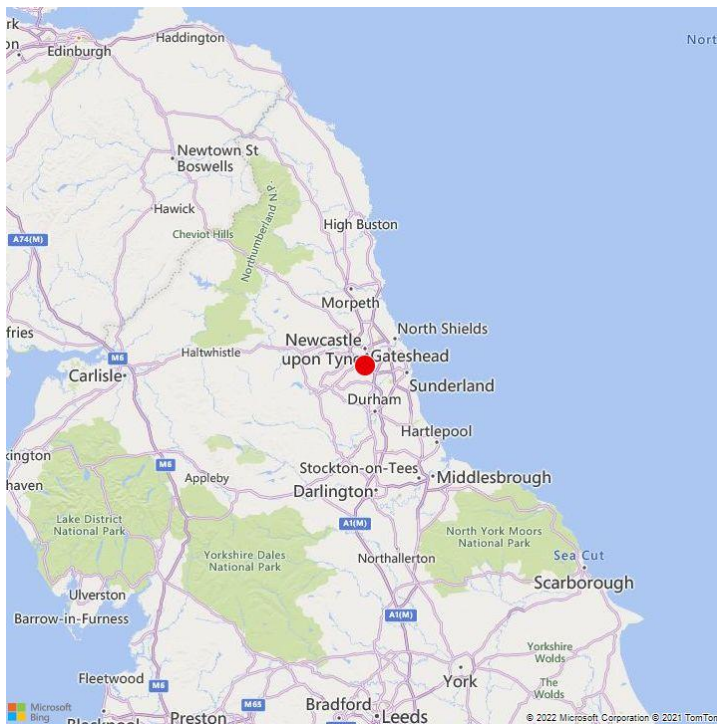
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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