

TO LET

Unit 2 Earls Court, Fifth Avenue
Business Park, Team Valley Trading
Estate, Gateshead, NE11 0HF



Modern Office Floor

4,310 ft² (400.4 m²)

- Fully fitted offices
- Glazed partitions/meeting rooms
- Prominent Team Valley location
- IT facilities in situ
- Competitive terms

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Location

Team Valley Trading Estate is recognised as the north east's principle commercial business park and is home to over 700 businesses on an area of industrial, office and retail accommodation exceeding 6.5 million sq ft.

The property is situated on Earls Court within the Fifth Avenue Business Park and can be accessed from both Earlsway and Queensway North, two of the primary routes through the estate.

Description

The property comprises a two-storey brick built semi-detached building with a pitch tiled roof.

The available offices have been refurbished with the following specification:

- Suspended ceiling with new LED light fittings
- Gas fired central heating
- Glazed partitions/meeting rooms
- Perimeter trunking
- Fully carpeted
- Kitchen facilities
- Communications options available (IT, phone, leased line share options)
- Male, female and disabled WC facilities
- 15 car parking spaces

Accommodation

The office suite is as follows:

	M ²	Ft ²
1 st Floor	400.4	4,310

Rateable Value

The current assessment for the first floor is £36,000 giving current rates payable of approximately £17,964 (£4.17psf).

EPC

The premises have an EPC rating of D-80. A full copy of the report is available upon request.

Tenure

The premises are available by way of a new sub-lease for a term to be agreed.

Rent

£10 per sq ft exclusive of rates and service charge.

Service Charge

There will be a service charge payable for the building including utilities, repairs of the common parts, estate service charge, security, cleaning and broadband. This is currently approximately £3psf payable.

Legal Costs

Each party to be responsible for their own legal/professional fees.

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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

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

