



Self-Contained Office Accommodation

1,693 Sq Ft (157.28 Sq M)

- Two storey office building
- Good car parking
- Great location on the Team Valley
- Potential to be re-decorated to suit

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TO LET / FOR SALE

B6 Marquis Court, Team Valley Trading Estate,
Gateshead, Tyne And Wear, NE11 0RU

Location

Marquis Court is in a prominent position on Team Valley between Kingsway South and Marquis Way and are situated within approximately 50m of Team Valley Retail World. Junction 67 of the A1 lies approximately 100m to the south of Willow Court providing access to the North East's major road network.

Retail World retailers include Homebase, B & M, Asda Living, M&S Simply Food and McDonalds

Description

The property is on two-floors and self-contained. Internally the premises benefit from gas central heating, suspended ceilings and carpeting.

The property also benefits from WCs, kitchenette facilities and car parking facilities.

Accommodation

The property comprises the following net internal areas:

B6 Marquis Court	M ²	Ft ²
First	109.95	1,183
Ground	47.34	510
Total	157.29	1,693

Rent

£19,500 Per Annum. The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Price

£170,000 Long Leasehold.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

EPC

D (83).

Rateable Value

The property has a rateable value of £14,250, giving rates payable of £4.20psf.

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.

Anti-Money Laundering

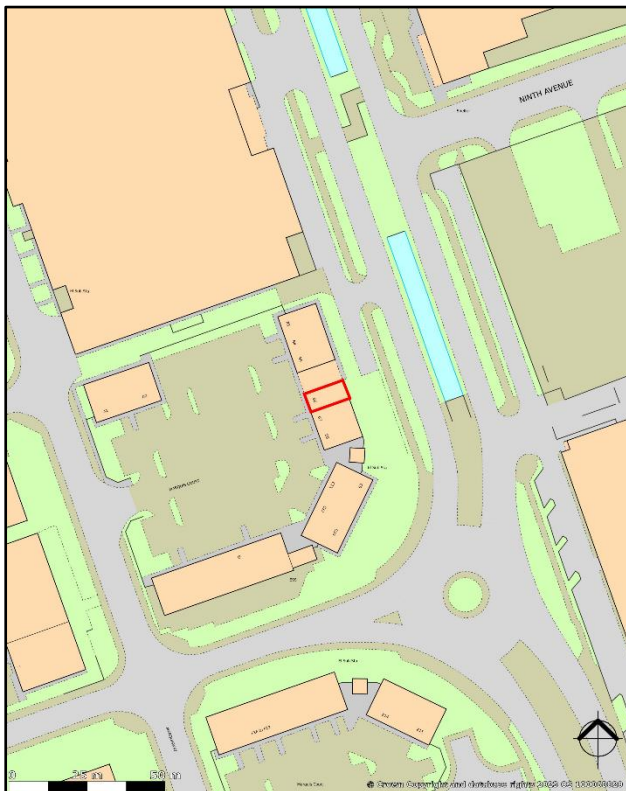
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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