



# TO LET

## Office Accommodation Available on Flexible Terms

Earls House, Earlsway, Team Valley, Gateshead, Ne11 0RY

  
**Naylors**  
Commercial Property People  
[naylors.co.uk](https://naylors.co.uk)

## 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 Estate has excellent transport links offering access to bus routes and excellent road links north and south bound via the A1.

## Description

The suite is a self-contained unit which is undergoing significant improvements.

## Accommodation Schedule

Unit	Size (ft <sup>2</sup> )	Size (m <sup>2</sup> )
10	1,303	121.05

## Lease

The property is available by way of a new internal repairing and insuring lease for a period of years to be agreed. Flexible terms are available.

## Rent

The quoting rent is £13,030 per annum.

## Rates

The rateable value is £9,200 (2017 Rating List). We would advise interested parties make any enquiries to Gateshead Council.

## Service Charge

There is a service charge of £4,821 payable to cover the upkeep of common areas and external maintenance of the building.

## EPC

Energy Performance Certificate for Earls House is C(69).

## Legal Costs

Each party to bear their own legal costs.

## VAT

All figures quoted are exclusive of VAT where chargeable.

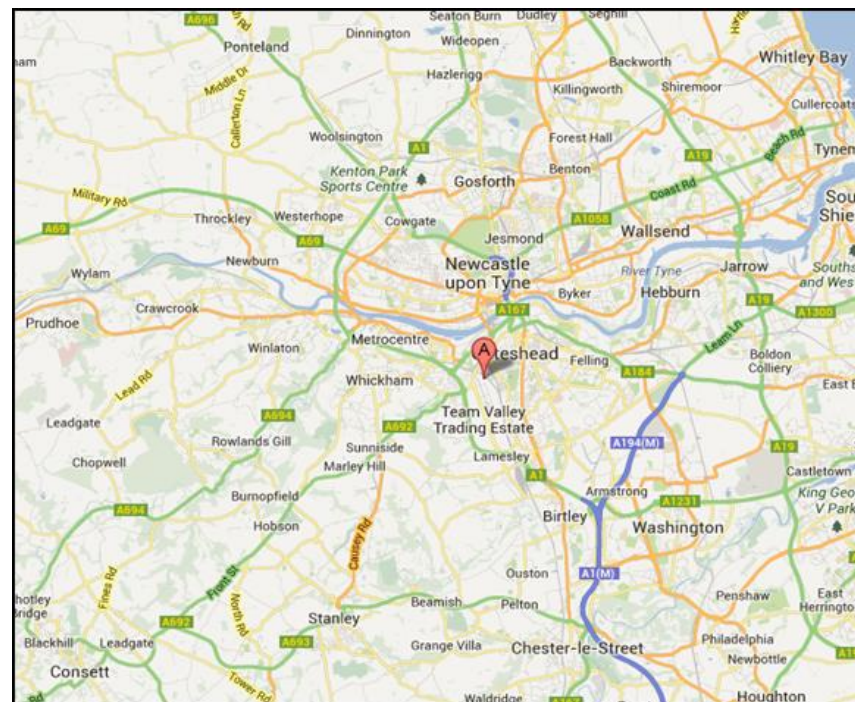
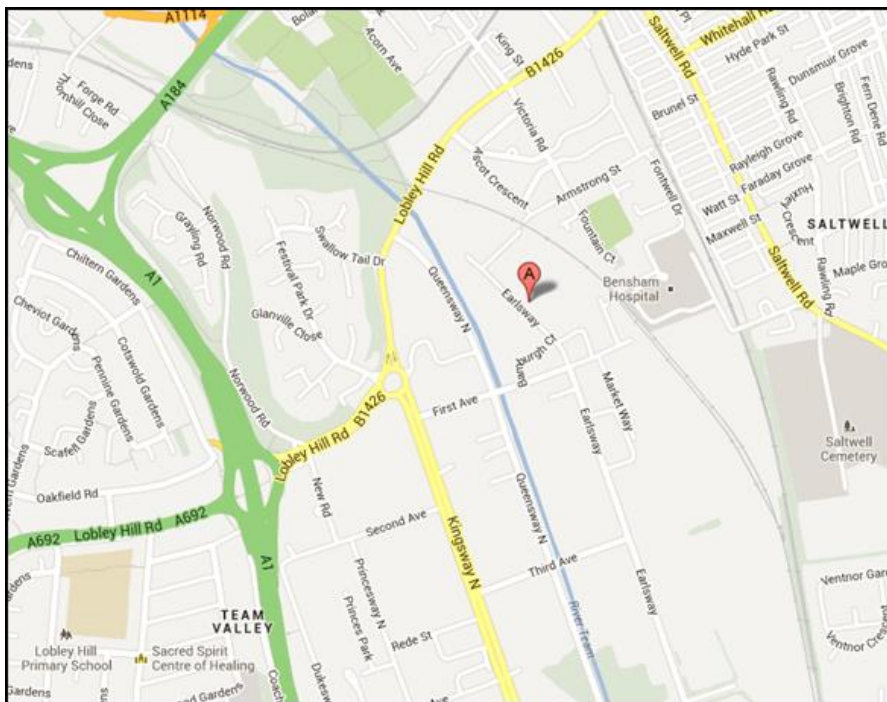
## Further Information

For general enquiries and viewing arrangements please contact Penny McAteer on 0191 211 1565 or pennymcateer@naylor.co.uk

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