

**TO LET**

Enterprise House, Kingsway North, Team Valley, Gateshead, NE11 0SR



## Modern Self-Contained Offices

1,569 - 3,122 Sq Ft (145.76 - 290.03 Sq M)

- Prominent location on the Team Valley
- Newly Refurbished
- On site Car Parking
- Excellent Motorway and Transport Links

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### Location

Enterprise House is located in the heart of Team Valley in Gateshead, with two junctions off the A1 providing a strategic position with excellent transport links to the wider North East region.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's supermarket and Retail World, among a number of onsite independent operators.

### Description

Enterprise House provides newly refurbished high quality office space located in a very central position on Team Valley.

The available accommodation comprises of two self-contained office suites which have recently undergone refurbishment. The property has been refurbished to provide the following specification:

- \*Led Lighting
- \*Suspended Ceiling
- \*Openable Windows
- \*Carpet Flooring
- \*Kitchen Facilities
- \*Shower Facility
- \*Onsite Parking

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following NIA areas:

Units	Sq Ft	Sq M
Unit 1	1,569	145.76
Unit 2	1,574	146.22
Unit 12A	1,760	163.50
Unit 14	796	73.95
<b>Total</b>	<b>3,122</b>	<b>290.03</b>

### Rent

The unit is available for a rent of £16 per sq ft.

### Service Charge

A service charge is payable to cover costs of maintaining the external property and car park. The estimated cost is £1.30 per sq ft.

### EPC

The available units have an EPC Rating of C.

### Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the VOA on 0191 220 7000.

### Legal Costs

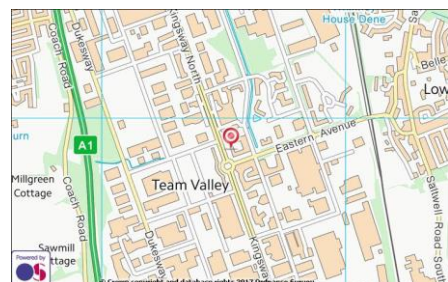
Each party to be responsible for their own legal costs incurred in this transaction.

### 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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