

FOR SALE/TO LET

GRADE A OFFICES
4,000 – 8,129 ft²



Fifth Avenue, Team Valley
Gateshead, NE11 0XA

- **Air conditioning and raised floors**
- **Prominent location on the Team Valley**
- **38 Car Parking spaces**
- **Also available to purchase**
- **Currently fitted out with partitions and kitchen facilities**

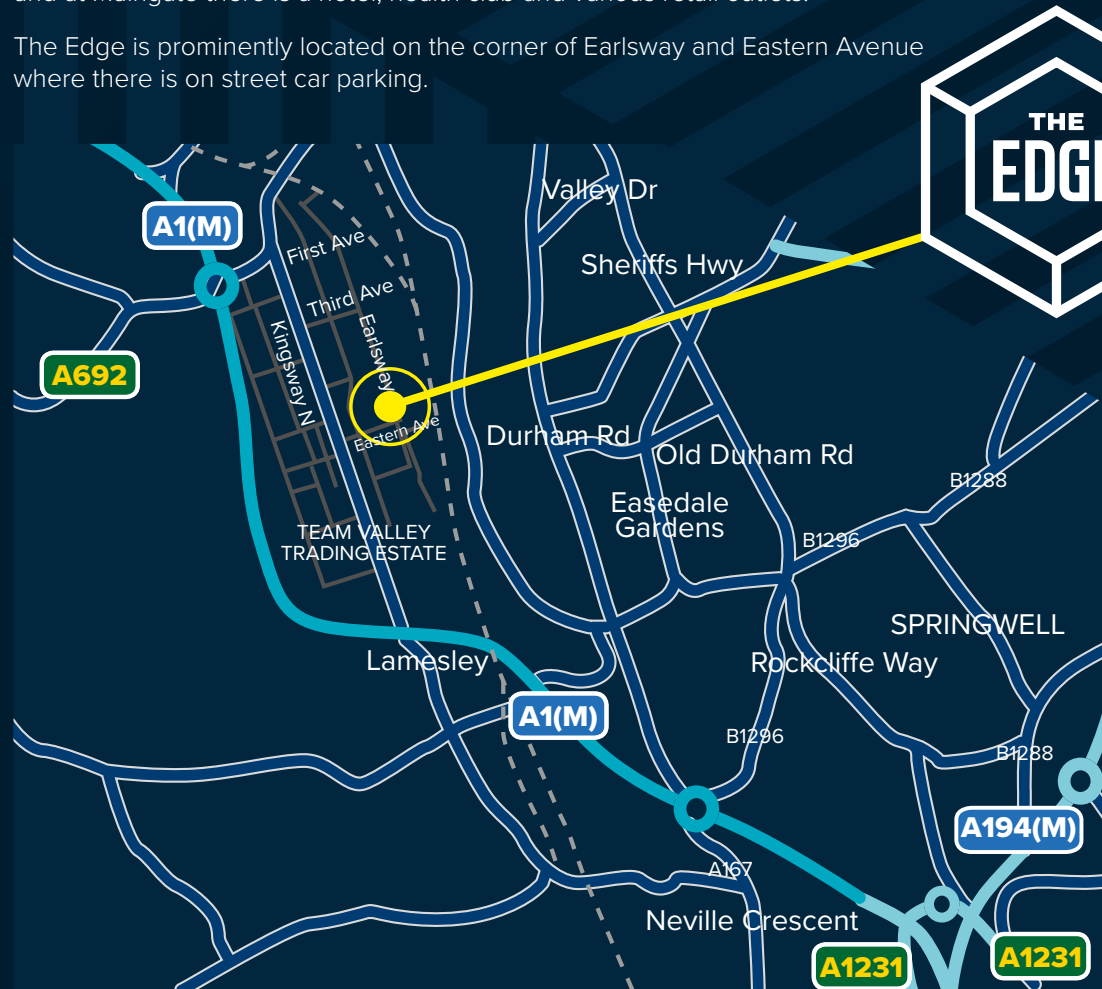
LOCATION

Team Valley is adjacent to the A1 Western Bypass and offers excellent access to Newcastle City Centre and the wider conurbation. The estate also benefits from over 34 buses per hour.

Team Valley is home to over 700 businesses across industrial, office and retail accommodation, exceeding 6.5 million sqft.

There is an excellent range of retail and leisure amenities including Retail World, which has an M&S Food and Boots, Valley Parade, the Valley Farm pub/restaurant and at Maingate there is a hotel, health club and various retail outlets.

The Edge is prominently located on the corner of Earlsway and Eastern Avenue where there is on street car parking.



SPECIFICATION

The property benefits from:

- Automated DDA compliant glazed entrance doors
- Impressive double height reception
- 8 person Kone passenger lift
- Fitted kitchen and WCs
- Open plan floorplate, capable of subdivision
- DDA compliant shower
- LG6 lighting with LED fittings
- Raised access floors with 100mm void and floor boxes
- Air conditioning
- Excellent car parking with circa 38 spaces
- Security alarm system

ACCOMMODATION

The property comprises the following net internal areas:

	M ²	Ft ²
First Floor	755	8,129

The floor is potentially available from 4,000 sqft.

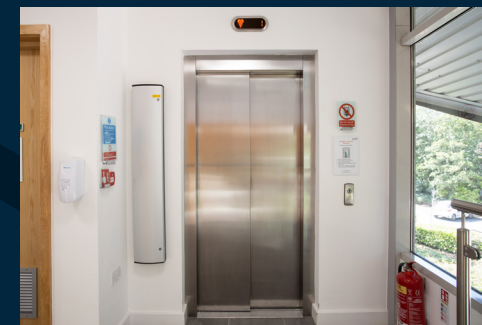
TENURE

A new 125 year long leasehold interest is available at a guide price of £1.25M. The current ground rent is £5,000 per annum for the building.

The ground floor premises are let to SpaMedica with medical use on a new 10 year lease with a 5 year break clause.

QUOTING RENT

The quoting rent is based on £12.50psf.



BUSINESS RATES

The RV for the first floor premises is £78,500 giving rates payable of £40,192 (£4.94psf) payable.

SERVICE CHARGE

The current service charge budget equates to £4.85psf.

EPC

The property has an EPC rating of C 70.

LEGAL COSTS

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

FOR FURTHER INFORMATION PLEASE CONTACT:



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September 2022. Designed by ARK