

# For Sale



A5 Kingfisher House, Kingsway, Team Valley Trading Estate, Gateshead, NE11 0JQ



3,955 sq. ft. - Office Accommodation

- Located on Team Valley, a Well-Established Office Location
- On-site Car Parking Spaces
- Meeting Rooms
- Kitchenette Facility
- Excellent Public Transport Links

## SITUATION

Kingfisher House is located in the heart of Team Valley Trading Estate in Gateshead.

Team Valley is a well established office and industrial location, home to over 700 businesses and is conveniently positioned directly adjacent to the A1 Western By Pass in Gateshead. The strategically positioned business location boast a major retail park providing a range of amenities.

## DESCRIPTION

A5 Kingfisher House offers a single floor office within a multi-occupied office development in the heart of Team Valley.

In its existing condition, the office benefits from carpeted flooring, a suspended ceiling with implemented CAT 2 lighting, gas central heating, air conditioning, partitioned meeting rooms, a kitchen facility, a tea point and a large open plan office space.

The property offers a great opportunity for a purchaser to conduct a bespoke refurbishment to create a bright and modern working environment for their business.

## ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Second	367.43	3,955

## TENURE

The unit is available on a long leasehold basis. The leasehold expires on 28<sup>th</sup> March 2114.

## SALE PRICE

Offers in excess of £150,000.

## ESTATE CHARGE

An estate charge is payable to cover costs of maintaining the external property and car park. Further information is available on request.

## BUSINESS RATES

The property has a current rateable value of £32,250.

## EPC

The previous EPC rating was D (80); however, this is being reassessed.

## LEGAL COSTS

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

## VAT

Value Added Tax (VAT) is not payable on the rent or service charge.

## VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

For further details please contact:



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