

TO LET

7-26 Kingsway House

Kingsway, Team Valley, Trading Estate, Gateshead, Tyne and Wear NE11 0HW



SUITES AVAILABLE RANGING FROM 592 – 899 SQ FT

- 1 year term available
- Opportunity For Bespoke Fitout
- Flexible Terms
- Available Immediately
- Take Occupation within 48 hours



Kingsway House

Kingsway House office development is located in the heart of Team Valley, a well-established office location, positioned directly adjacent to the A1 (Western By Pass) in Gateshead.

Kingsway House occupies a site between Kingsway and Queensway at its junction with Eastern Avenue. The development provides a number of self-contained office suites and associated car parking.

Team Valley is home to over 700 businesses and is regarded as one of the most strategic office and industrial locations in the North East.

Team Valley is home to Team Valley Retail World together with many other amenities including a Sainsbury's supermarket, independent cafés and retail operators.

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The subject units are located on the North West corner of the development, overlooking Eastern Avenue. The suites comprise ground, first and second floor offices, within a multi-occupied office building, of brick construction under pitched tiled roof. The property was developed in the late 1980's.

The offices are accessed through dedicated self-contained ground floor entrances and some of the units are within a multi-occupied building.

The subject suites offer a range of specification, but the prime, refurbished suites have the following specification:

- Plasterboard Ceiling
- LED Lighting
- Perimeter Gas or Electric Radiators
- Perimeter Trunking Providing Power and Data Points
- Partitioned Offices/ Meeting Rooms
- Carpeted Flooring
- Kitchenette



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The Landlord offers bespoke refurbishment works to each suite to meet the needs of occupiers.

Each suite features dedicated male, female and accessible WCs.

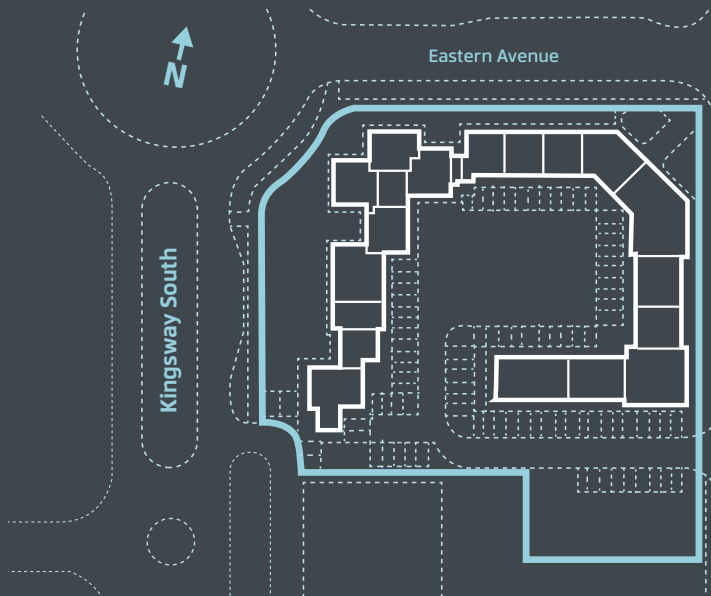
The property benefits from onsite parking.

7-26 Kingsway House

Availability

Unit	SQ FT	SQ FT
Unit 7	821	76.27
Unit 12	899	83.52
Unit 14	852	79.15
Unit 15	864	80.27
Unit 16	898	83.43
Unit 17	817	75.90
Unit 18	852	79.15
Unit 25	592	55.00

Site Plan



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Rent

£8.00 per sq ft.

Service Charge

£3.00 per sq ft.

Lease Terms

The units are available immediately on a new effective full repairing and insuring lease for a term of years to be agreed. The minimum term is 1 year.

VAT

The property is not elected for VAT and so no VAT is payable on the rent.

EPC

The units have EPC ratings ranging from C - E.

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Further Information

Viewings strictly by appointment with Knight Frank.



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