

Refurbished Office To Let

Enterprise House, Kingsway North, Team Valley, Gateshead, Tyne and Wear, NE11 0SR



1,559 – 3,122 sq. ft Self-Contained Office Units

- Two Storey Office Accommodation
- Prime Team Valley Location
- On-Site Car Parking
- Kitchen Facility
- Shower Facilities

SITUATION

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

Over 34 buses per hour serve Team Valley with connections to Newcastle, Gateshead and the wider area.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, O'Briens Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

DESCRIPTION

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

The property has been refurbished to provide the following specification:

- LED Lighting
- Suspended Ceiling
- Perimeter Power
- Gas Radiators
- Openable Windows
- Carpeted Flooring
- Kitchen Facility
- Shower Facility
- On Site Parking

For further details please contact:



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[KnightFrank.co.uk](https://www.knightfrank.co.uk)

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ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Unit 1	144.83	1,559
Unit 2	145.3	1,564
Total	290.13	3,122

Tenure

The unit is available to let as a whole, on a new full repairing and insuring lease for a term of years to be agreed.

Rent

The unit is available for a rent of £16.00 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.

Business Rates

All interested parties should make their own enquiries as to the precise rates payable with the Group Valuation Office on ☎ (0191) 220 7000.

EPC

The available units have an EPC Rating of C.

LEGAL COSTS

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

VIEWING

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

