





# MAYFLOWER HOUSE

GATESHEAD



FIFTH AVENUE | TEAM VALLEY | NE11 0HF

**FOR SALE OR TO LET**

**Suite 3A** available to let

Whole building available for sale (27,789 sq ft)





## Location

Mayflower House is located in the amenity rich Team Valley in Gateshead, which is home to 700 businesses.

Within walking distance of Mayflower House there are a number of small retail occupiers providing a good mix of food, shopping and leisure opportunities.

The Team Valley is served by two junctions off the A1 motorway and excellent transport links to the wider North East region. The Valley has excellent public transport links to Newcastle, Gateshead and the wider area with over 34 buses per hour.

Mayflower House is nestled among mature landscaping, with trees and a lawned area adjacent to the River Team.

### Drive Times

Metrocentre	11 mins
Newcastle City Centre	10 mins
Newcastle International Airport	20 mins
Sunderland	25 mins
Durham	25 mins



## Team Valley Amenities

### Maingate

- Greggs
- Subway
- Chisolm Bookmakers
- Premier Inn
- O'Briens
- Gym

### The Valley Shopping Village

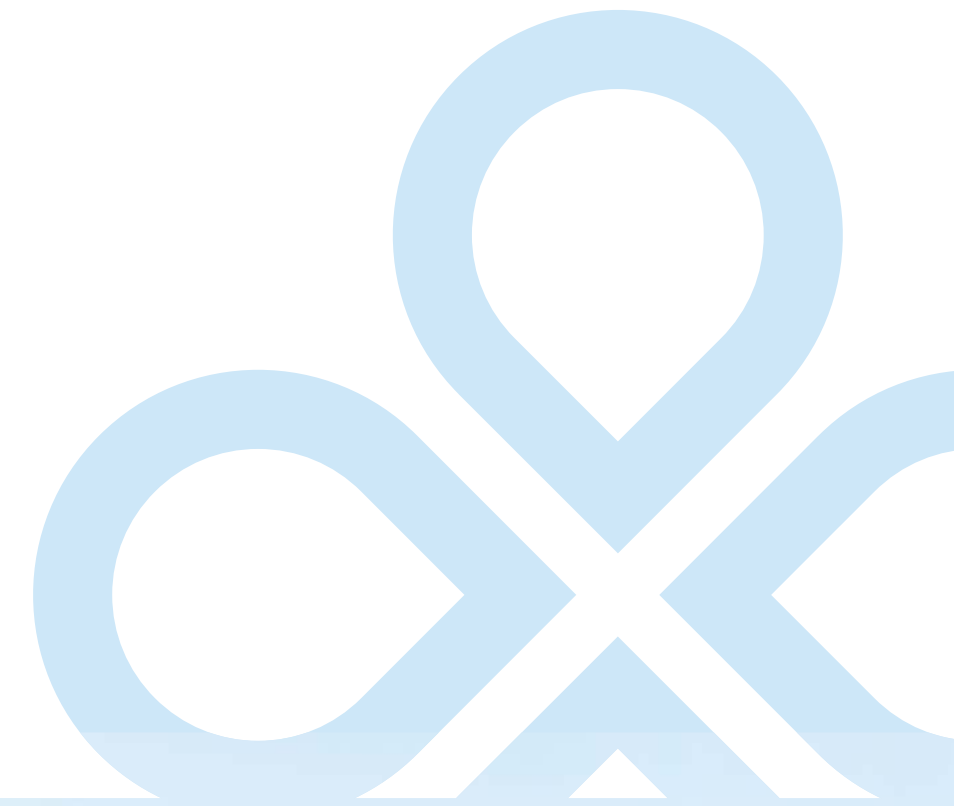
- Marshall's
- Papa John's Pizza
- Porcellis
- The Granary
- Simply Cheesecake
- Lloyds Bank
- Sim's Kitchen

### Retail World

- M&S Simply Food
- ASDA Living
- Boots
- Bells Fish & Chips
- Costa Coffee
- Bensons for Beds
- Currys PC World
- McDonald's
- Halfords
- Mothercare
- New Look
- Harveys
- Mamas & Papas
- Hobby Craft
- TK Maxx
- O2
- Homebase
- Poundland
- Smyths
- SCS
- Sports Direct
- Carpetright



**Team Valley** offers a superb level of amenities including a Sainsbury's superstore and Retail World.



Retail World





## Accommodation

Mayflower House extends to 27,789 sq ft and offers high quality office space over two floors.

Each floor is divided into 2 office suites, separated by the central lift and stair core.

**Whole building available for sale (27,789 sq ft)**

**3,310 sq ft (307.5 sq m)** of fully refurbished office space available to let.

CONTEMPORARY  
OPEN PLAN  
OFFICE DESIGN



EXCELLENT  
NATURAL LIGHT



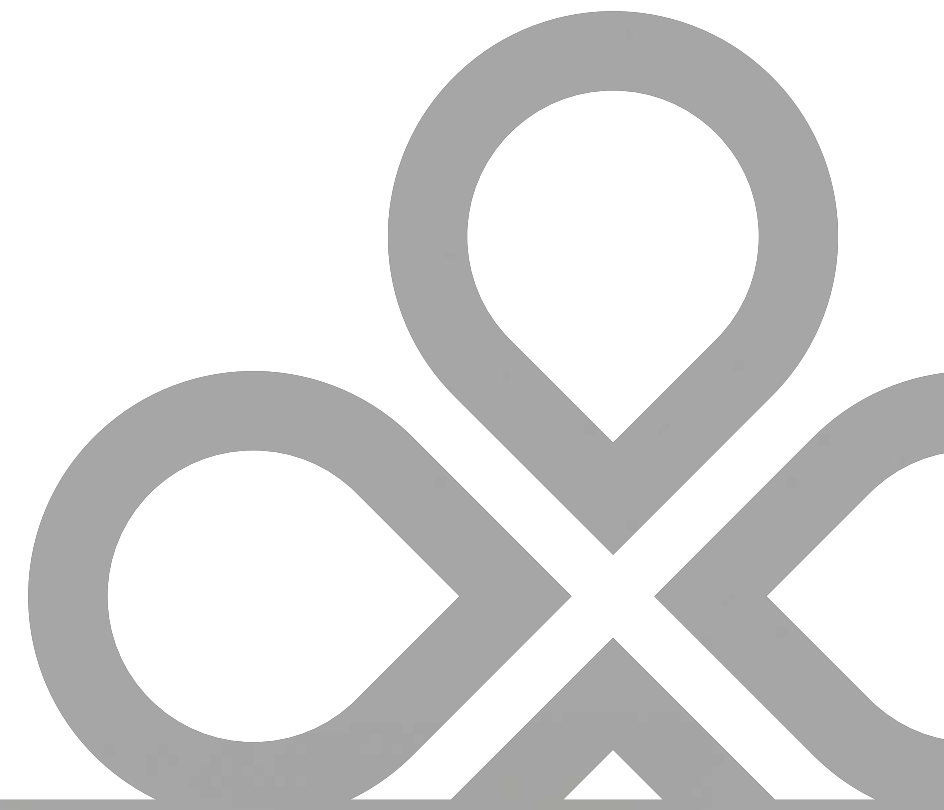
DEDICATED  
PARKING  
(RATIO 1:300)



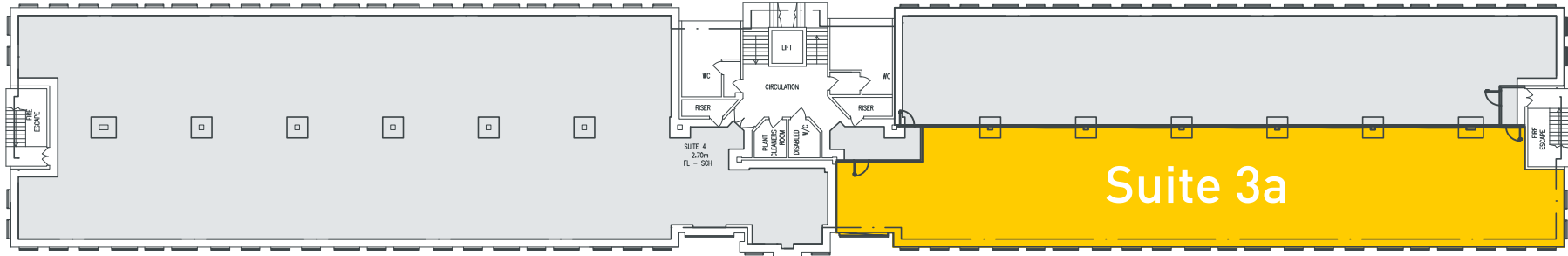
LAST  
REMAINING  
SUITE



NEW SUSPENDED  
CEILINGS AND  
LED LIGHTING



**First Floor**



 **VIEW SPACE PLANNER**



## Lease Terms

Suite 3A is available is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

Available upon application.

## Price

Our client would consider the sale of their Long Leasehold interest in the property, which includes short term rental income from the remaining suites.

Our clients Long Leasehold interest is available for sale at a price of £1.5m (One Million, Five Hundred Thousand Pounds).

Full tenancy details are available upon request.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## Business Rates

Interested parties are advised to make their own enquiries to Gateshead Council.

## Service Charge

A service charge will be levied to allow for maintenance and repair of the common parts.

## Legal Costs

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

## EPC

Rating: B(50)







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## PLEASE CONTACT



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