

# Office To Let

27 Kingsway House, Kingsway, Team Valley, Gateshead, NE11 0HW

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973 sq. ft. - Self Contained Office Accommodation

- Ground Floor office accommodation
- Located on Team Valley, a well-established office location
- Positioned directly adjacent to the A1
- On-site car parking spaces
- Kitchenette facility
- Excellent public transport links

## SITUATION

27 Kingsway House is a self contained office unit situated within Kingsway House office development on Kingsway, Team Valley.

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 boasts a major retail park providing a range of amenities.

## DESCRIPTION

The property comprises a ground floor office unit within a two storey office building of brick construction under a pitched tiled roof.

The property is accessed through a dedicated self-contained ground floor entrance.

The office is undergoing refurbishment to provide newly decorated office accommodation including plasterboard ceilings, LED lighting, solid floors, new carpeting, perimeter gas radiators, a kitchenette and a WC.

## ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
First	90.39	973

## 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

Floor	Rent per annum
First	£11,500 (£11.82 psf)

## SERVICE CHARGE

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

## BUSINESS RATES

The rateable value of this unit is £8,800.00 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.

## EPC

The property has an EPC rating of D (82).

## 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

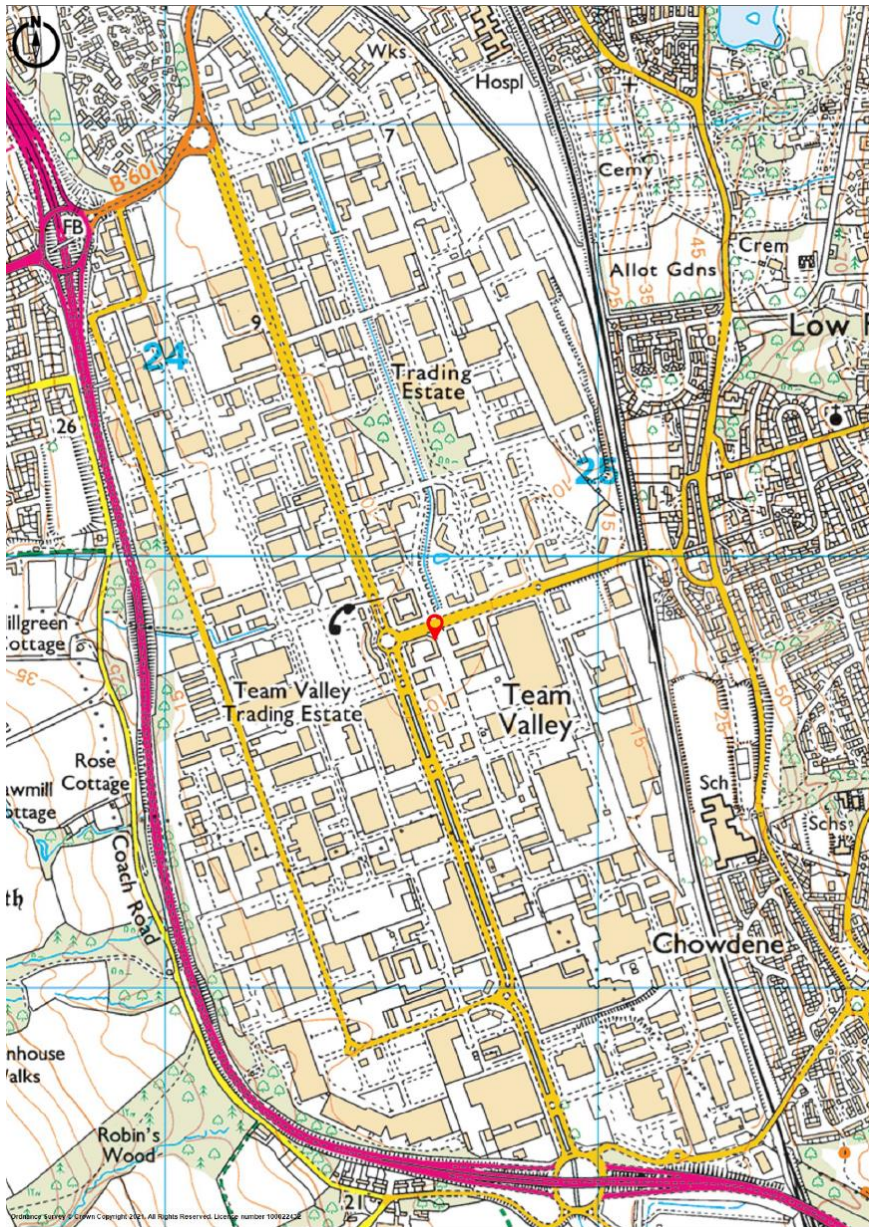
Please contact the agents to arrange a viewing, or for further information regarding the property.

For further details please contact:



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