

# MOONGATE HOUSE

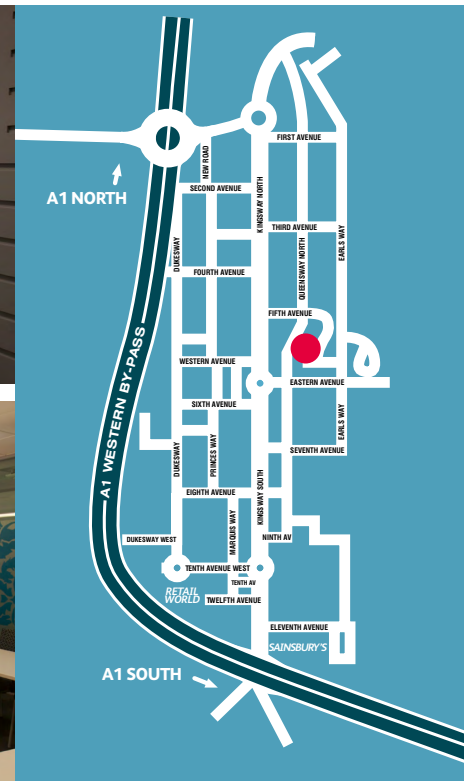


## OFFICES TO LET

- Self Contained Office Building
- Good Specification Throughout
- On Site Car Parking
- Suites From Circa 5,000 sq ft to 12,000 sq ft

FIFTH AVENUE BUSINESS PARK, TEAM VALLEY, GATESHEAD NE11 0HF





## LOCATION

The subject property is situated on Fifth Avenue Business Park within the heart of the popular Team Valley Trading Estate in Gateshead. The property is also located to the east of Kingsway the primary route through Team Valley, which also provides access to the A1 Western Bypass.

Nearby occupiers include Vertu Motors, Tolent, Luxury Leisure and ADT Fire & Security.

## DESCRIPTION

A two-storey property set within its own grounds and benefits from good car parking facilities.

The ground floor benefits from two wings to the east and the west of the building both being circa 5000 sq. ft each.

We understand that there are 20 car parking spaces and 4 disabled bays available for the ground floor.

## ACCOMMODATION

We understand the approximate Net Internal Areas to be as follows:-

**Ground Floor 1,189.33 sq m (12,802 sq ft)**

Suites from circa 5,000 sq ft can be offered.

We understand that the above floor areas have been calculated in accordance with the RICS Code of Measuring Practice.

## TENURE

The property is available to let on lease terms to be negotiated.

## RENT

Based upon £10.50 per sq ft exclusive of other outgoings.

## CAR PARKING

The property benefits from its own car park which offers 20 spaces plus 4 disabled bays. If let on a suite by suite or floor by floor basis these will be distributed evenly on a per sq ft basis.

## RATING

We understand that the property is entered in the 2017 Rating List as follows:- Offices & Premises. Rateable Value £48,000

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 71 in Band C.

## VALUE ADDED TAX

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

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



## CONTACT

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