

**PARKER KNIGHTS**

REAL ESTATE



2 EARLS COURT, TEAM VALLEY, GATESHEAD, NE11 0HF



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

| Floor  | SQ FT   |
|--------|---------|
| Ground | 4,034.4 |
| First  | 4,103.3 |
| Total  | 8,137.7 |

## EPC

To be re-assessed.

## ASKING RENT

£10.00 psf

## BUSINESS RATES

Rateable Value: £4.38 psf. Further enquiries should be made to Gateshead Council.

## SERVICE CHARGE

If let on a floor by floor basis: a small service charge budget will be prepared and split equally with the ground floor occupier.

# TERMS

## CAR PARKING

15 spaces per floor

## TENURE

Leasehold

## LEGAL COSTS

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

## VAT

The rent is exclusive of VAT where chargeable.

# ABOUT

## DESCRIPTION

The property comprises a two-storey brick built semi-detached building. The ground and first floor are available as a whole or in part. Features:

- Open plan accommodation
- Suspended ceiling & LED lighting
- Fully carpeted
- Kitchen and WC facilities
- Flexible terms available
- 4,034.4 to 8,137.7 sq ft







## LOCATION

Team Valley Trading Estate is recognised as the north east's principle commercial business park and is home to over 700 businesses on an area of industrial, office and retail accommodation exceeding 6.5 million sq ft.

The property is situated on Earls Court within the Fifth Avenue Business Park and can be accessed from both Earlsway and Queensway North, two of the primary routes through the estate.

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# CONTACT

## AGENT DETAILS

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