

## UNRIVALLED LETTING INCENTIVES

- Reduced rent
- Fit out contribution
- Lease liability recognition

# TO LET

NEWLY REFURBISHED  
OFFICE ACCOMMODATION

SIZES FROM:  
1,000 SQ FT (92.90 SQ M ) TO 3,983 SQ FT (370.02 SQ M)



THE  
**ARROW**

FIFTH AVENUE, TEAM VALLEY NE11 0NG

# THE ARROW

FIFTH AVENUE, TEAM VALLEY NE11 0NG

## LOCATION

Team Valley Trading Estate is recognised as the North East's principal commercial Business Park incorporating in excess of 6.5m sq ft of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southern side of the River Tyne with the Team Valley being some 3 miles from Newcastle City Centre. Transport links are excellent as Team Valley lies just off the A1 which in turn links to the A19.

Team Valley is served by good public transport links namely the 91, 93 and 94 buses which operate frequently throughout the day to Gateshead and Newcastle. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

The Arrow is prominently located on Fifth Avenue which is a popular office location on Team Valley.

## DESCRIPTION

The property comprises a modern two storey office building providing high quality accommodation. The property provides for a reception area on the ground floor with access to offices off both east and west wings across the first floor. Advanced Business Software and Solutions Limited currently occupy the ground floor.

The available accommodation is situated on the first floor and benefits from the following specification:

- Suspended ceilings
- LED lighting
- Comfort cooling
- Fully raised accessed floors
- Gas fired central heating system with perimeter radiators
- Passenger lift
- Communal break out areas
- WVC facilities located in the lobby area
- 43 dedicated car parking - Available on a ratio of 1:186
- Kitchen facilities

## RENT

The premises are available at a competitive rental level. Please contact for further information.

## LEASE TERMS

The property is available by way of new effectively full repairing and insuring lease for a period to be agreed.

## EPC

Available upon request.

## RATES

According to the current 2017 rating list the Rateable Value is £71,500. Interested parties should verify rates payable with Gateshead Council.

## SERVICE CHARGE

There is a service charge and estates charge payable for the building at £3.50 psf, which covers common area costs.

## VAT

All figures are exclusive of VAT where chargeable.

## COSTS

Each party to bear their own legal and professional costs.



AMENITIES





## ACCOMMODATION

The property extends to the following Net Internal Areas:

FLOOR	SQM	SQFT
1ST - WING B	370.02	3,983
<b>TOTAL</b>	<b>370.02</b>	<b>3,983</b>

The wings could also be split from 1,000 sq ft to provide smaller suites.



# THE ARROW

FIFTH AVENUE, TEAM VALLEY NE11 0NG



**RETAIL WORLD**

- McDonald's
- M&S Simply Food
- ASDA Living
- Boots
- Bells Fish & Chips
- Costa Coffee
- Bensons for Beds
- Currys PC World
- Halfords
- Mothercare
- New Look

- Harveys
- Mamas & Papas
- Hobby Craft
- TK Maxx
- O2
- Homebase
- Poundland
- Smyths
- SCS
- Sports Direct
- Carpetright

**THE VALLEY SHOPPING VILLAGE**

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

**MAINGATE**

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

**FOR MORE INFORMATION CONTACT:**

**PARKER KNIGHTS**  
REAL ESTATE

0191 649 8924  
parkerknights.co.uk

**Michael Downey**  
T: 0191 649 8924  
mdowney@parkerknights.co.uk

# THE ARROW

FIFTH AVENUE, TEAM VALLEY NE11 0NG

IMPORTANT NOTICE: Every reasonable effort has been made to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the site or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. (ii) Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the site is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer / lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. October 2022.