

Office space to let

EFB Court,
Earlsway
Team Valley Trading Estate
Gateshead
NE11 0RQ



EFB Court, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RQ

- Available immediately
- Self-contained office
- Mix of cellular and open plan office space
- Refurbished kitchen and WC facilities

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

Fourth Floor
Central Square
Orchard Street
Newcastle Upon Tyne
NE1 3PJ

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Property Highlights

EFB Court presents as a self-contained office building extending over 2 floors. The property benefits from a reception area, a mix of open plan and cellular office accommodation, and staff areas to the ground floor, and a mix of open plan and cellular accommodation to the first floor.

| Area (NIA) | Sq ft | Sq m |
|--------------|--------------|--------------|
| Ground Floor | 1,723 | 160.1 |
| First Floor | 1,789 | 166.2 |
| Total | 3,512 | 326.3 |

EPC

D79

Rent

Rent starting at £32,000 per annum.

Rates

The rateable value of the property is £22,000.

Tenure

The property is available by way of a new FRI lease.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Location

The property is located in the sought after Team Valley Trading Estate. The estate provides direct access to the A1(M) via junctions 67 and 68, which are a mile south of the property.

The property is situated 3 miles south of Gateshead town centre, 4 miles south of Newcastle city centre, and 10 miles west of Sunderland city centre. Local bus services run through Kingsway North.

The immediate surrounding area is largely industrial but includes a mixture of occupiers such as Tyneside Express Transport, Portkabin, and ATS Euromaster.

Key Highlights



Mix of cellular and open plan office space



On street car parking



Refurbished WC's



Located on the Team Valley Trading Estate



Kitchen facilities



Close proximity to Bus services



Suspended ceiling with Cat 2 lighting



3 miles to Newcastle



Perimeter trunking

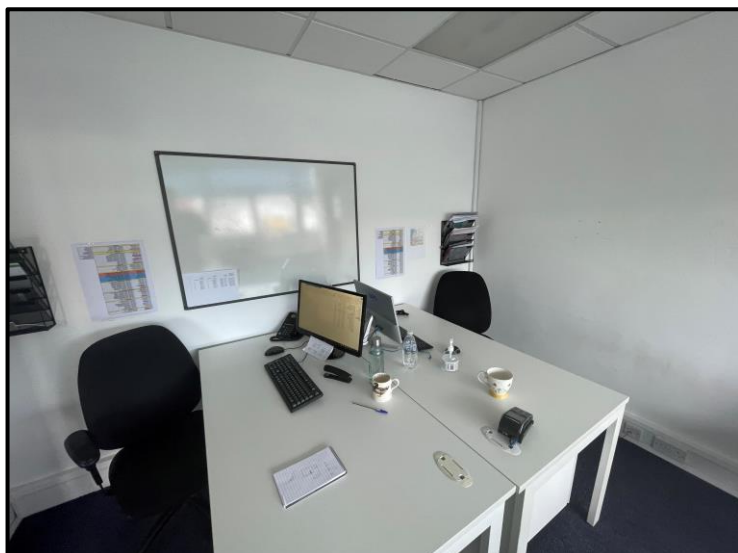
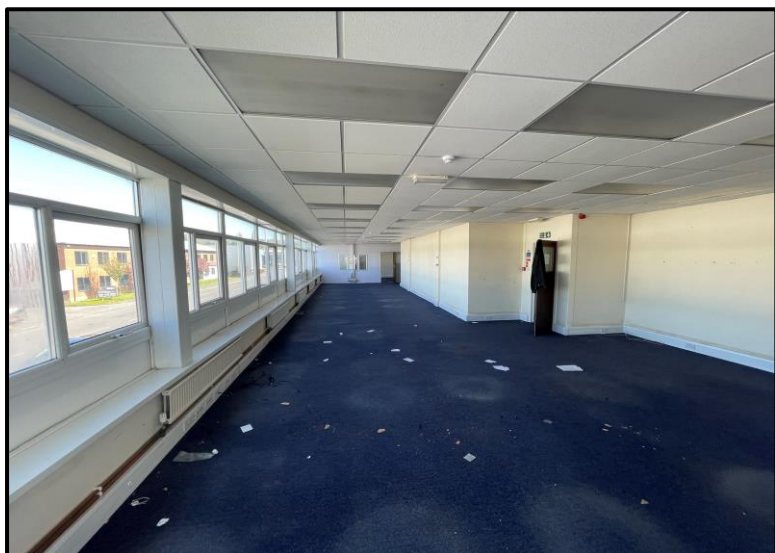


Close to local amenities

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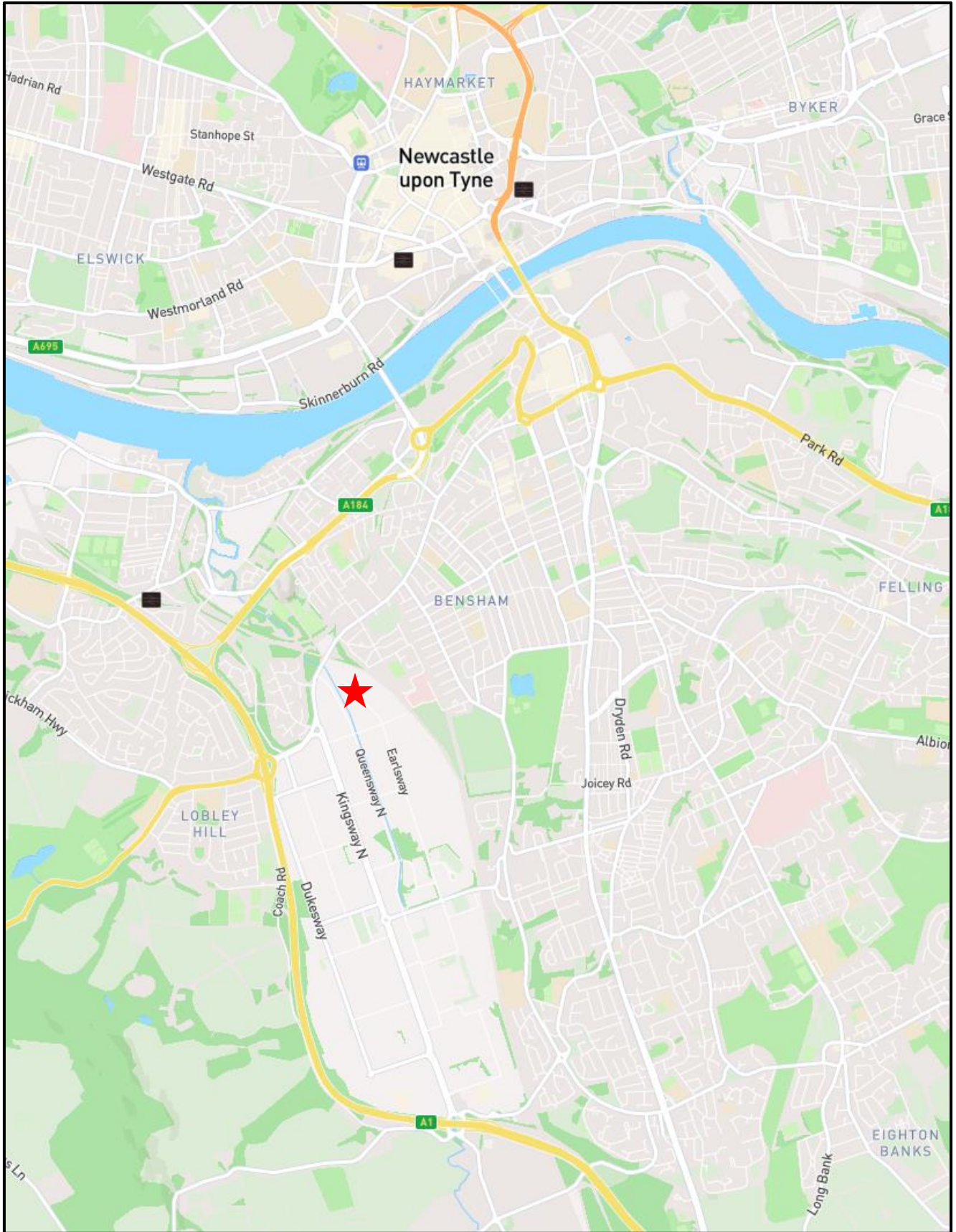


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Get more information

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