

Self-Contained Office to Let

Unit 31 Kingsway House
Kingsway, Team Valley
Gateshead,
NE11 0HW



Unit 31 Kingsway House, Kingsway, Team Valley, Gateshead, NE11 0HW

- Ground Floor office accommodation
- Located on Team Valley in a well- established office location
- On-site car parking

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

Avison Young

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

Office space to let

Unit 31 Kingsway House, Kingsway,
Team Valley, Gateshead, NE11 0HW

Property Highlights

The property comprises a ground floor office unit within a single storey office building, accessed through a dedicated self-contained ground floor entrance.

The office provides newly decorated office accommodation including plasterboard ceilings, LED lighting, solid floors, new carpeting, perimeter gas radiators, tea-point facility and a WC. Generally the space is open plan though there are two meetings rooms.

The property benefits from on-site car parking spaces as well as excellent public transport links.



Area (GIA)	Sq ft	Sq m
Ground Floor	1,256	116.7
Total	1,256	116.7

Specification

- Newly refurbished office space
- Kitchenette facility
- LED lighting
- New carpeting
- Dedicated self-contained ground floor entrance
- Perimeter gas radiators



Location

The self-contained office unit is 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 am



EPC

EPC - C

Tenure

The property is available to let for a term of years to be agreed at a rent of £12,560 per annum.

Rates

The rateable value of this unit is £10,250 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.

VAT

This property is not elected for VAT, therefore it is not payable on rent.

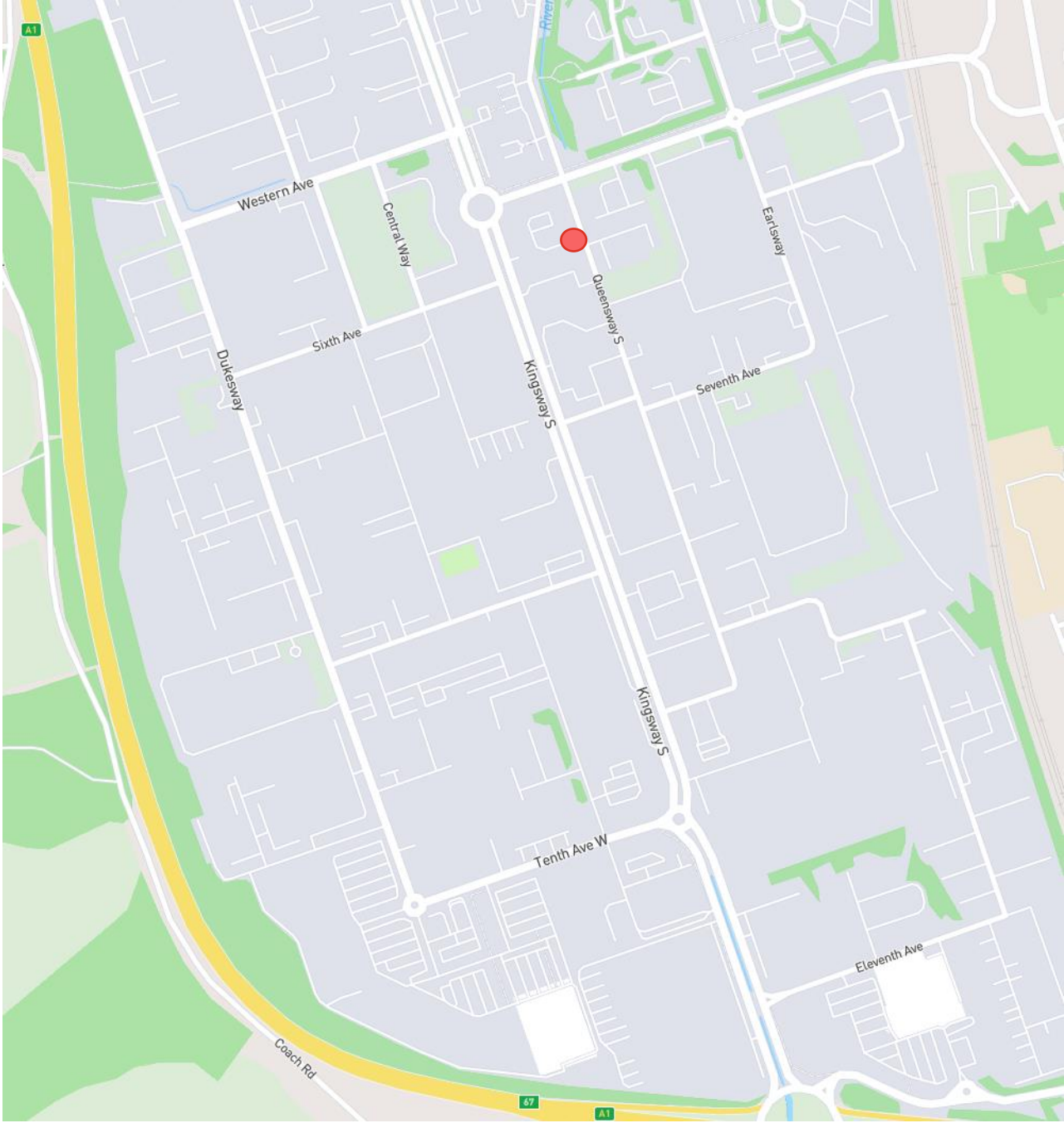
Legal Costs

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

**AVISON
YOUNG**

Office space to let

Unit 31 Kingsway House, Kingsway,
Team Valley, Gateshead, NE11 0HW



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Get more information

Tony Wordsworth

Director

+44 (0)191 269 0508

+44 (0)7785 916 936

Tony.wordsworth@avisonyoung.com

Adam Lawson

Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

Adam.lawson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.com