



**AVISON  
YOUNG**

Kingsway North, Team Valley, Gateshead, NE11 0JQ  
Office To Let / For Sale | £15,000 per annum / £150,000 | 1,382 sq ft

Office To Let, Gateshead



**Location**

Kingfisher House is situated on Kingsway North in Team Valley Trading Estate, located approximately 4 miles south-west of Newcastle City Centre. The location is a prime position on Kingsway, giving excellent road links to the A1 north and south.

This excellent road link is complemented by the bus connections that run through Team Valley, with nearest bus stop 100 yards from the property. There is also ample car parking on site.

**Key Points**

- Open plan office space
- Self-contained accommodation
- Kitchen facility
- Suspended ceiling with Cat 2 lighting
- Perimeter trunking
- On-site car parking
- Bus services on Kingsway North
- Close to local amenities

**Description**

This self-contained office within Kingfisher House provides excellent ground floor accommodation within a two-storey office building, accessed through a dedicated entrance. The suite comes fitted with 9 desks and accompanying office chairs, and the accommodation also provides a kitchen area with sink and fridge, suspended ceilings, carpeting, gas radiators, fluorescent lighting, and demised male, female, and disabled WC's. Kingfisher House is currently home to a range of professional services occupiers including finance, accountancy and insurance firms, legal practices, educational service providers, and technology firms.

**Accommodation**

Name	sq ft	sq m	Availability
Ground - floor	1,382	128.39	Available
<b>Total</b>	<b>1,382</b>	<b>128.39</b>	

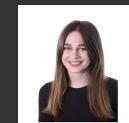
**Summary**

- Rent: £15,000 per annum
- Price: £150,000
- Service charge: £1,700 per annum
- VAT: Not applicable. This property is not elected for VAT, therefore it is not payable on rent.
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs.
- EPC: C

**Contact & Viewings**



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**Further information**

- [View details on our website](#)



