

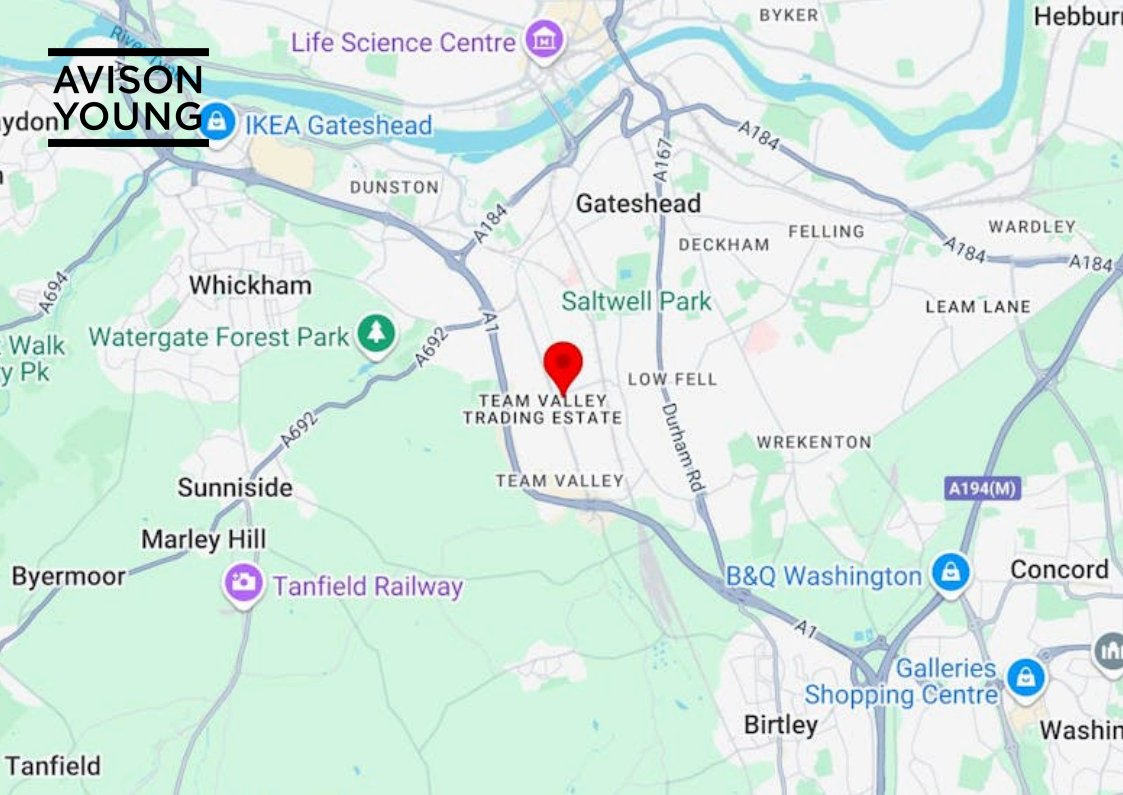


**AVISON
YOUNG**

Kingsway South, Team Valley, Gateshead, NE11 0HW

Office To Let | £11,500 per annum | 973 sq ft

Office To Let, Gateshead



**AVISON
YOUNG**

Life Science Centre

IKEA Gateshead

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 amenities.

Accommodation

Name	sq ft	sq m	Availability
Ground	973	90.39	Coming Soon
Total	973	90.39	

Description

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

The office has recently been refurbished to provide newly decorated office accommodation including plasterboard ceilings, LED lighting, solid floors, new carpeting, perimeter gas radiators, a kitchenette and a WC.

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

Key Points

- Ground Floor office accommodation
- Located on Team Valley, a well-established office location
- Positioned directly adjacent to the A1
- On-site car parking spaces
- Kitchenette facility
- Excellent public transport links

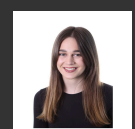
Summary

- Rent: £11,500 per annum
- Service charge: £3,460 per annum
- EPC: D
- Lease: New Lease

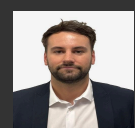
Further information

- [View details on our website](#)

Contact & Viewings



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