

C1, Kingfisher House,
Kingsway,
Team Valley Trading Estate,
Gateshead,
NE11 0JQ



**C1, Kingfisher House,
Kingsway, Team Valley
Trading Estate,
Gateshead, NE11 0JQ**

- Ground floor self-contained suite available
- Partially fitted with office furniture
- Excellent transport links
- On-site car parking
- Rare purchase opportunity

Get more information

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

Avison Young

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

Office space to let/for sale

C1, Kingfisher House, Kingsway,
Team Valley Trading Estate,
Gateshead, NE11 0JQ

Property Highlights

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.

Area (GIA)	Sq ft	Sq m
Ground Floor	1,382	128.4
Total	1,382	128.4

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 Highlights



Open plan office space



1,382 sq ft available



Tea point facility



Suspended ceiling with Cat 2 lighting



Perimeter trunking



Self-contained accommodation



On-site car parking



4 miles to Newcastle



Bus services on Kingsway North



Close to local amenities

EPC

The property has an EPC rating C (75)

Rates

The rateable value of this unit is £11,000 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.

Tenure

The property is available to let for a term of years to be agreed at a rent of £15,000 per annum.

Also available to purchase on a long-leasehold basis for £150,000. Long-leasehold subject to a peppercorn rent.

Service Charge

The service charge for the property is £5,100 per annum paid monthly (£425 per calendar month).

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.

Office space to let

C1, Kingfisher House, Kingsway,
Team Valley Trading Estate,
Gateshead, NE11 0JQ

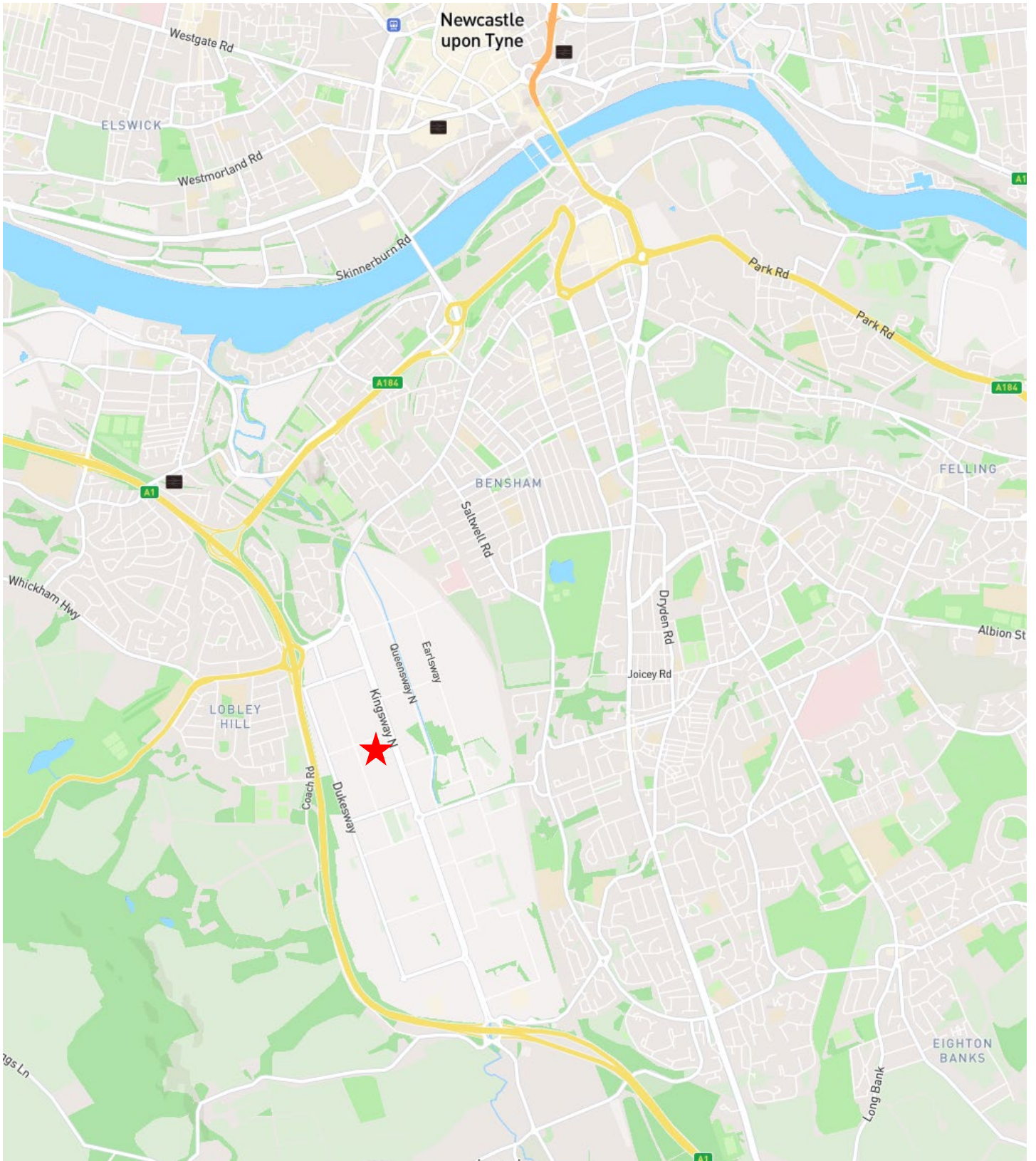


Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Office space to let

C1, Kingfisher House, Kingsway,
Team Valley Trading Estate,
Gateshead, NE11 0JQ



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