

OFFICES TO LET VALLEY HOUSE

Reduced
Quoting
Terms

161.50 sq m (1,738 sq ft) - 881.79 sq m (9,491 sq ft)



KINGSWAY SOUTH
TEAM VALLEY
GATESHEAD
TYNE & WEAR
NE11 0JW

VALLEY HOUSE

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DESCRIPTION

- Two storey detached office building
- Fully refurbished open plan accommodation
- Suspended ceilings with recessed lighting
- Gas fired central heating
- Dedicated on site car parking
- 6 person lift
- Male, female and disabled WC facilities on both floors
- Full perimeter trunking to first floor
- Comfort cooling to first floor

ACCOMMODATION

The accommodation extends to the following net internal areas:

SUITE	SQ M	(SQ FT)	CAR PARKING
Ground Floor	451.25	(4,857)	17
First Floor (Suite A)	269.04	(2,896)	11
First Floor (Suite B)	161.50	(1,738)	7
TOTAL	881.79	(9,491)	35

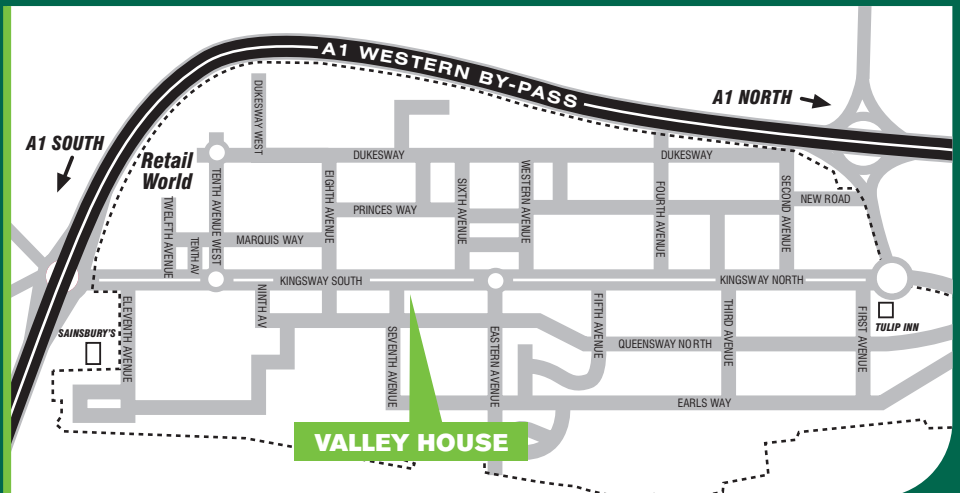
LOCATION

Team Valley Trading Estate is recognised as the North East's principal commercial business park incorporating in excess of 6.5m sq ft of office, industrial, and retail accommodation, and home to over 7,000 businesses.

The estate enjoys excellent communication links being situated adjacent to the A1 western bypass, which links the region with Scotland and the South.

Newcastle city centre lies approximately 4 miles to the north east and Newcastle Airport is approximately 15 minutes by car to the north.

The property is situated on Kingsway South, which forms the main thoroughfare through the estate.



RATEABLE VALUE

According to the Valuation Office Agency Website the office suites are listed as Offices and Premises within the 2010 valuation list as follows:

Ground Floor	£40,750
First Floor (Suite A)	To be assessed
First Floor (Suite B)	£16,000

TERMS

Available on flexible new leases for a term by arrangement at a quoting rent from £10 per sq ft.

SERVICES

The property benefits from mains water, gas, electricity and drainage.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within the transaction.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contact. January 2011 ref: 5009

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