

GAVINBLACK
— & PARTNERS —



Chartered Surveyors

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‘TO LET’

MODERN SELF CONTAINED OFFICES

5,364 SQ FT (498.51m²)

**GROUND AND FIRST FLOOR OFFICE
PREMISES**



**DERWENT HOUSE
LAKESIDE COURT
FIFTH AVENUE BUSINESS PARK
TEAM VALLEY
GATESHEAD
NE11 0NL**

Situation

The premises are situated on the Team Valley some three miles south of Newcastle upon Tyne City Centre and with excellent access to the A1(M).

Location

The offices form part of the 5th Avenue Business Park and are contained within a small development of 3 link detached 2 storey offices with the benefit of on site parking. The premises are of brick and tile construction.

Accommodation

The premises comprise:-

Ground Floor:

			Area
Reception	9'3" x 5'6"	51 sq ft	
	+ 11'6" x 8'10"	102 sq ft	153 sq ft
Male w.c. facilities			
Female w.c. facilities			
Disabled w.c. facilities			
Kitchen	8'3" x 5'0"	41 sq ft	41 sq ft
Main Office	60'1" x 43'0"	2,584 sq ft	2,553 sq ft
TOTAL			2,747 sq ft
First Floor:	60'0" x 43'0" overall	2,580 sq ft	2,580 sq ft
TOTAL:			5,364 sq ft 498.51 m²

Heating

Separate gas fired heating boilers serve the ground and first floors.

Heating on the first floor is to central heating radiators.

Lease Terms

The premises are offered to let as a 'whole' or with the ability to lease separate floors.

The premises are offered 'To Let' on effective full repairing and insuring terms together with a contribution towards the maintenance and upkeep of the landscaped and parking areas.

The lease term to be for 5 years or 10 years with a rent review at the 5th year.

Rent

£57,000 per annum exclusive of rates and service charge.

Rates

According to the Valuation Office Agency website the correct rateable value is £47,250. Based on the current rate in the pound of 43.3p rates payable will be approximately £20,459.25. Prospective tenants should make their own enquiries in this regard.

Costs

Each party to bear their own legal costs in respect of the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

Viewing

Strictly by appointment through sole agents Gavin Black & Partners:-

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