

Self-Contained Office to Let

Unit 28 Kingsway House
Kingsway, Team Valley
Gateshead,
NE11 0HW



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- First Floor office accommodation
- Located on Team Valley in a well-established office location
- On-site car parking

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Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

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Property Highlights

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

The office is undergoing refurbishment to provide newly decorated office accommodation including plasterboard ceilings, 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.

Area (GIA)	Sq ft	Sq m
Ground Floor	1,718	159.6
Total	1,718	159.6

Specification

- Newly refurbished office space
- Kitchenette facility
- New carpeting
- Dedicated self-contained ground floor entrance
- Perimeter gas radiators
- Car parking

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 am

EPC

The property has an EPC assessment of D (86)

Tenure

The property is available to let for a term of years to be agreed at a rent of £16,321 per annum.

Rates

The rateable value of this unit is £8,800.00 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.



VAT

This property is not elected for VAT, therefore it is not payable on rent.

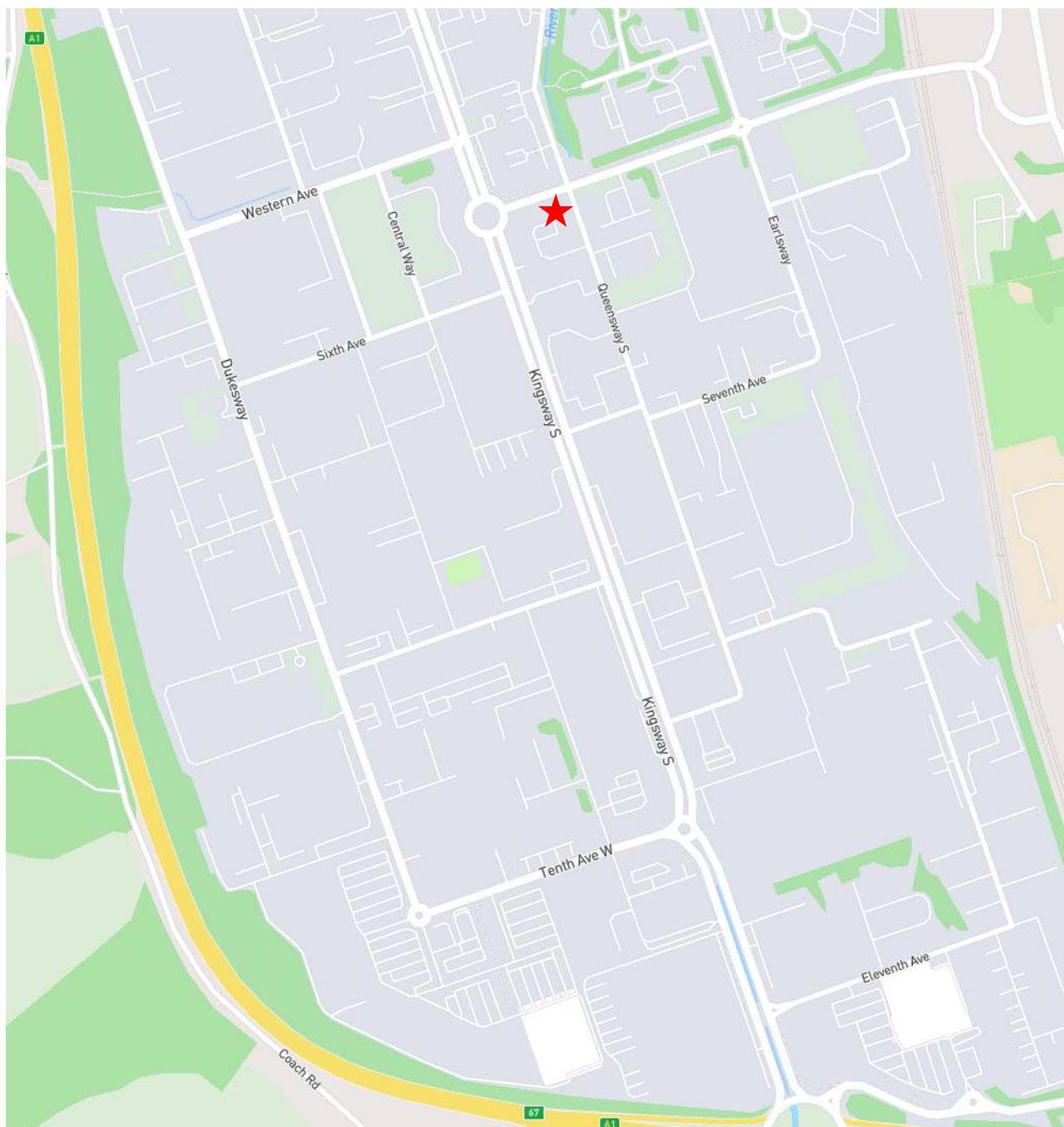
Legal Costs

Each party is to be responsible for their own legal costs.

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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

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