



Sanderson
Weatherall

FOR SALE OFFICE ACCOMMODATION

Auction Date: 17 October 2024 – Bidding Opens at 10am



A1 Kingfisher House, Team Valley, Gateshead NE11 0JQ

sw.co.uk



Auction Date: 17 October 2024

Guide Price: £85,000

Long Leasehold

Newly Refurbished

NIA: 3,756 sq ft

Subject to Contract

Location

Team Valley Trading Estate is the North East's premier commercial location covering 285ha providing in excess of 650,000 sq m of office, retail and industrial space.

The estate lies to the south of Newcastle and adjacent to the A1 Western Bypass which provides excellent access both to the north and south.

Within Team Valley, the building sits just off Kingsway North in a prominent and accessible location.

Description

The premises comprises a ground floor suite within a three storey multi-occupied office building. The suite benefits from the following specification:

- Large expansive floorplate
- Part open plan, part cellular
- Suspended ceiling with recessed LED panel lighting
- Gas panelled radiators
- New carpeting
- C 2.7m floor to ceiling height
- 12 demised car parking spaces

Accommodation

We understand that the property comprises the following NIA:

Description	Sq m	Sq ft
Ground Floor Suite	348.9	3,756
NIA	348.9	3,756

Energy Performance Certificate

Rating: C – 53

Service Charge

Further information is available upon request.



Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

Asking Price

The property is going to auction on 17 October 2024 – bidding opens at 10am with a guide price of £85,000. The link to the auction listing can be found here:

<https://bidx1.com/en/en-gb/auction/property/99702>

Tenure

The property is held on a 125 year long leasehold interest with a peppercorn rent which expires in March 2114.

Rateable Value

Rates payable: On application.

Legal Cost

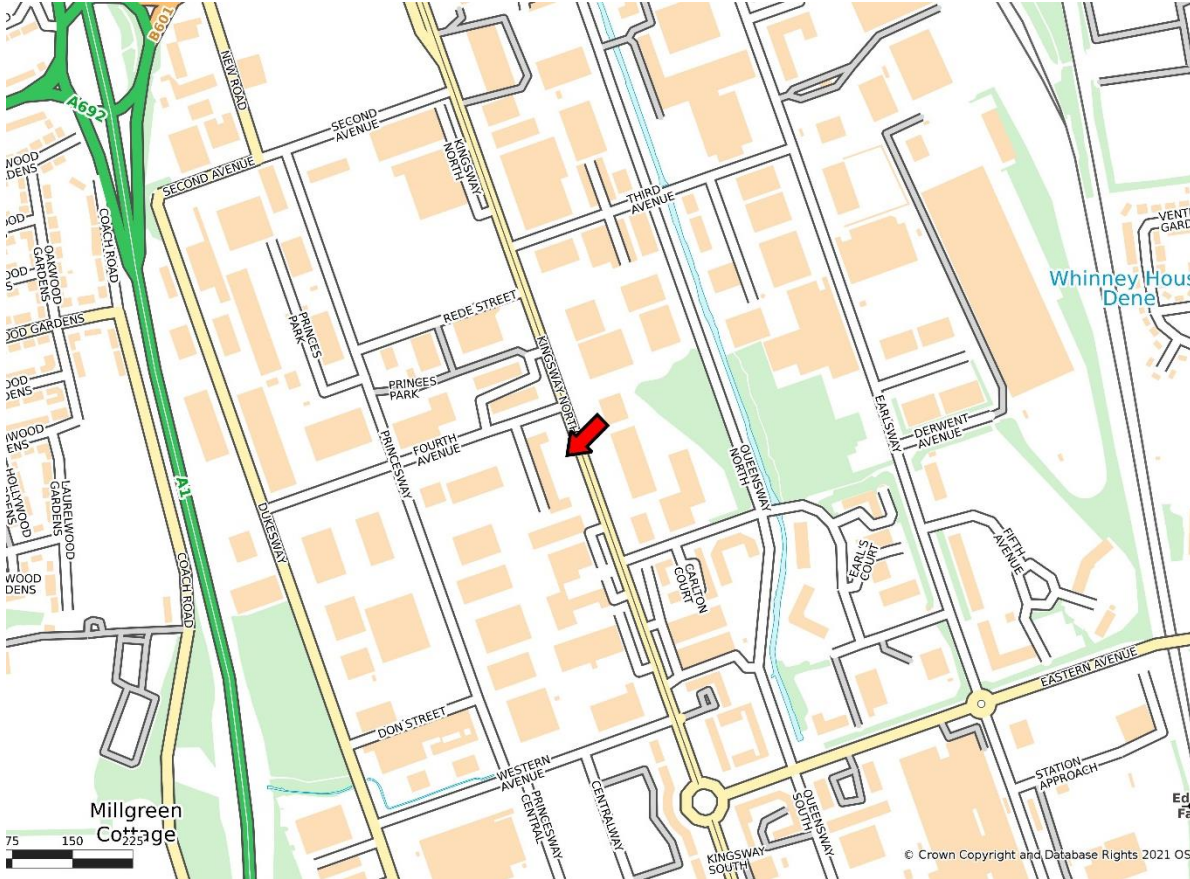
Each party will be responsible for their own legal and professional costs incurred in connection with the transaction.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All prices are deemed exclusive of VAT.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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October 2024
212640



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