



FOR SALE OFFICE

3 CARLTON COURT, FIFTH AVENUE, TEAM VALLEY, GATESHEAD, NE11 0AZ



Sanderson
Weatherall

Description

The property comprises a purpose built two-storey terrace office with the benefit of 7 car parking spaces situated to the front of the property. The building is of red brick construction with large windows allowing for natural light as well as having a hipped roof.

Internally the property presents well and is ready for immediate occupation and is perfect for a well located business HQ.

Team Valley Retail World is located a short distance away, providing over 30 national retailers making it a popular shopping location across 378,000 sq ft mostly consisting of home and fashion retailers.

Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor Areas (taken from the VOA website):

Ground Floor: 164 sq m (1,765 sq ft)

Asking Price

Offers in the region of £185,000 are sought for the benefit of our clients Long Leasehold interest.

Energy Performance Certificate

The property has an energy asset rating of Band D (77) and is valid until 9 April 2027. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Location

The property is situated within Team Valley, known as the region's premium industrial estate within the north east and consists of industrial, retail and office accommodation across 6.5m sq ft.

The estate sits just off the A1 Motorway and provides excellent connections across the country as well as strong facilities and transport links. The Estate is located just 3 miles from Newcastle City Centre and also has easy access to Gateshead Town Centre. Newcastle International Airport is located just 12 miles from the property as well as the Port of Tyne being situated circa 10 miles away.

Business Rates

With effect from 1 April 2026 we understand that the property is assessed for rating purposes as follows:

Rateable Value: £13,250

Any prospective tenant should qualify for some Business Rates Relief, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Gateshead Borough Council.

Services

We understand the property benefits from all mains services.

Anti-Money Laundering

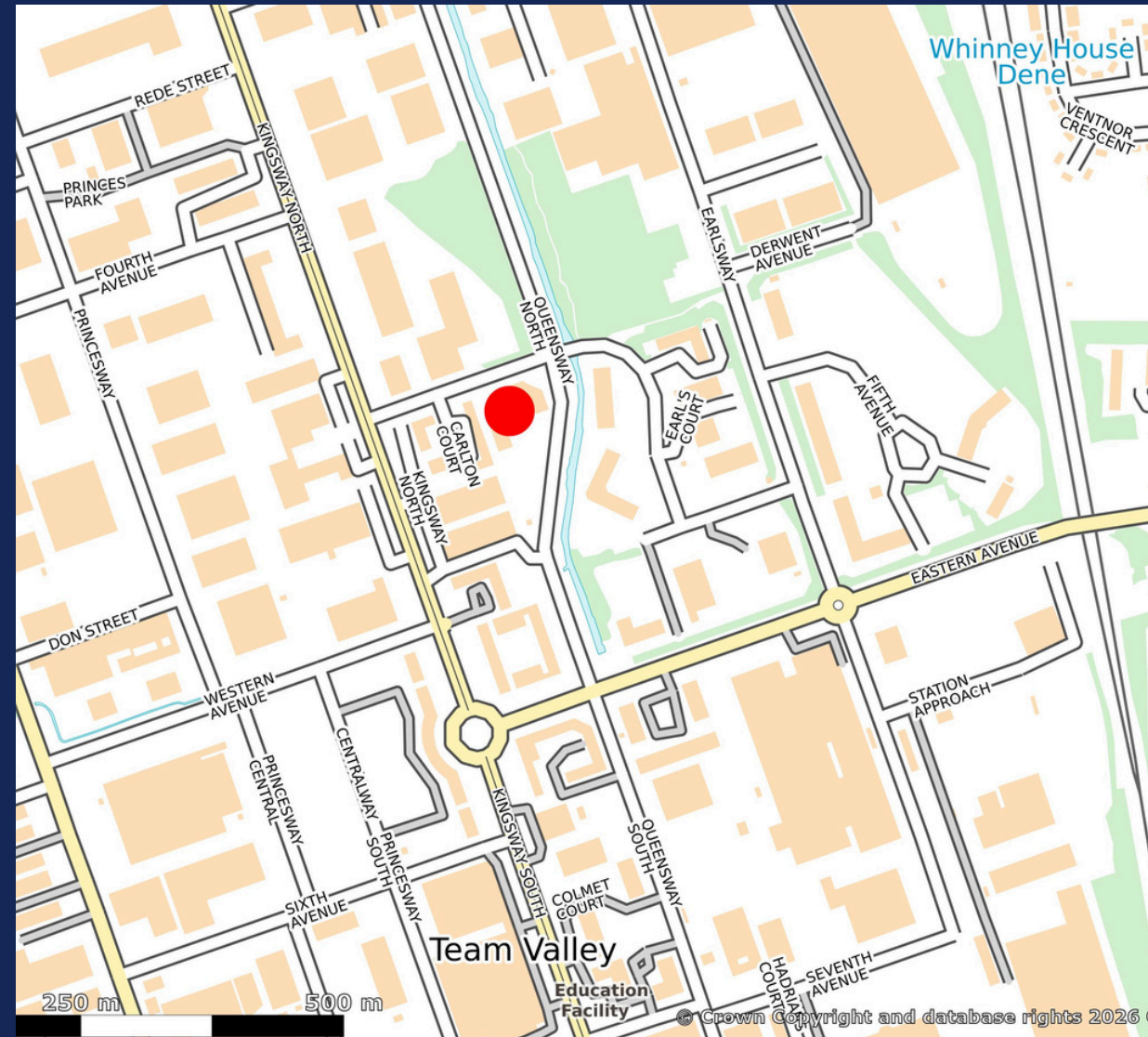
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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