RENT REDUCED



To Let

Modern Office Accommodation

1,492 sq ft (138.70 sq m)

First Floor
Unit 1 Boston House
Team Valley
Gateshead
NE11 0HF

Certified B Corporation

Sanderson Weatherall

Key points

- Modern Office
- 7 Dedicated Car Parking Spaces
- Size: 1,492 sq ft (138.70 sq m)
- Rent: £15,000 per annum
- Subject to Contract



Description

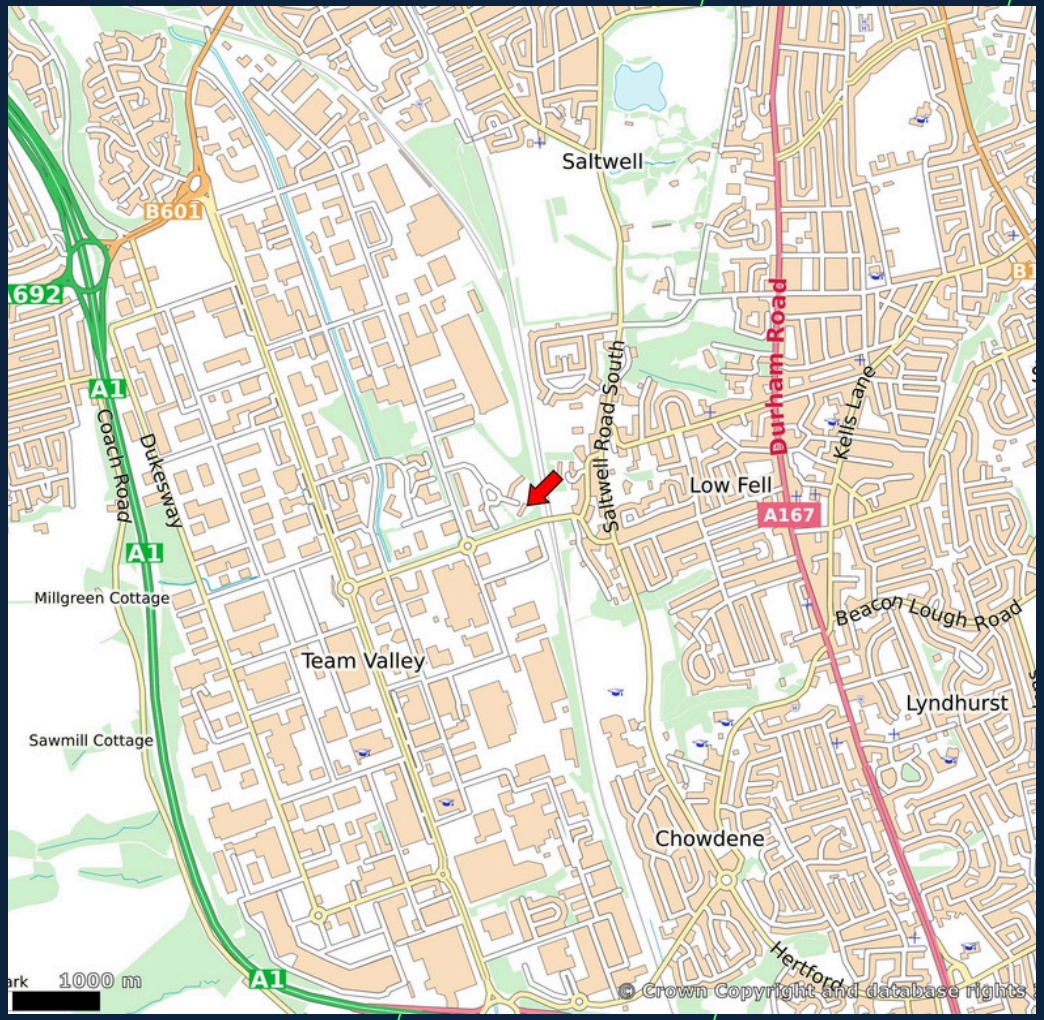
The property comprises a two-storey semi-detached brick-built office building. The available accommodation is situated on the first floor and offers open plan office space which is carpeted throughout and benefits from gas fired central heating, suspended ceilings incorporating LED light fittings, UPVC double glazed windows, raised access flooring and intercom system entry. There is also the added benefit of a modern kitchen. WC facilities are located on the ground floor of the premises and the suite has 7 dedicated car parking spaces.

Location

Team Valley Trading Estate is one of the North East's most established and well-connected business hubs, located just off the A1(M) in Gateshead. Spanning over 700 acres, Team Valley is home to a diverse range of industrial units, warehouses, offices and retail spaces making it a versatile location for a wide range of industries.

The estate is situated only a few minutes from Newcastle city centre with excellent transport links via the A1 providing easy access across the region and beyond. Public transport connections include regular services running through the estate, linking it to surrounding towns and cities.

Boston House is situated just off Earlsway which is one of the main thoroughfares on Team Valley. Other occupiers in the immediate vicinity include World Pay, 2ucion, Green Leaf, Bluebird Care and Seven Bridges.



Accommodation

We understand that the suites provide the following approximate Net Internal Areas:

NIA: 138.70 sq m (1,492 sq ft)

Lease Terms

The property is available to rent at an asking rent of £15,000 per annum with terms to be agreed on a new Full Repairing and Insuring basis.

Business Rates

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

Rateable Value: £13,750

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Gateshead Council).

EPC

The property has an Energy Asset Rating of Band C (63). A full copy of the EPC can be obtained by following the link provided below:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Services

We understand that the property benefits from electricity and water service connections, however, any interested party is advised to make their own investigations with regard to this matter. None of the services have been tested or warranted.

Estates/Service Charge

An estates service charge is currently levied to maintain the common areas of the building and external grounds maintenance. Further information is available upon request.

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 tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

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





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Viewings

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

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

Amy Lamming
07561 710 960
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