



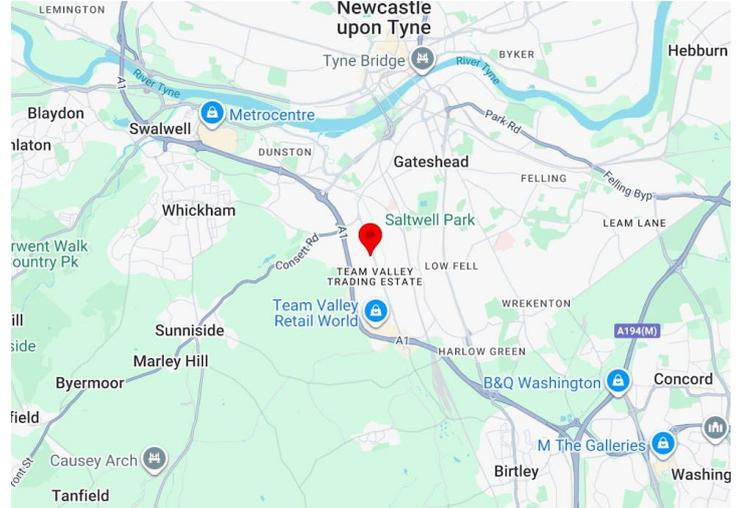
2026 Refurbished office suite with new integrated kitchen, carpets and LED lighting. Fitted solution available.

- Open plan space
- LED lighting
- New carpets
- New kitchen with integrated appliances
- Option for fitted solution
- Meeting rooms
- Redecorated throughout
- Common parts to be refurbished Q1 2026

# A4 Kingfisher House, Kingsway North, Team Valley

Gateshead, NE11 0JQ

AVISON  
YOUNG



## Summary

<b>Available Size</b>	4,032 sq ft / 374.59 sq m
<b>Rent</b>	£12 per sq ft per annum + VAT
<b>Rates Payable</b>	£4.61 per sq ft From April 1 2026
<b>Service Charge</b>	£4.60 per sq ft per annum + VAT
<b>EPC</b>	C (74)

## Property Highlights

The property comprises a first floor office unit, accessed through a dedicated ground floor front entrance. The office provides newly refurbished office accommodation including a kitchen with integrated appliances, new carpeting, meeting rooms and LED lighting. The property benefits from ample on-site car parking.

## Location

The self-contained office unit is situated within Kingfisher House office development on Kingsway, Team Valley.

Team Valley is a well-established commercial 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 amenities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - A4	4,032	374.59	Available
<b>Total</b>	<b>4,032</b>	<b>374.59</b>	

## Specification

Newly refurbished office comprising:  
Integrated kitchen facilities  
meeting rooms  
LED lighting  
New carpeting  
Ample parking  
Office can be fitted out to a tenants requirements



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