



**AVISON  
YOUNG**

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

Office To Let | £16,321 per annum | 1,718 sq ft

Newly refurbished self-contained, first floor office unit, redecorated with new carpets



## Description

The property comprises a first floor office unit, accessed through a dedicated self-contained ground floor entrance. The office will provide newly decorated office accommodation including plasterboard ceilings, solid floors, new carpeting, perimeter gas radiators, tea-point facility and a WC. Generally the space is open plan and there are four meetings rooms. The property benefits from on-site car parking spaces as well as excellent public transport links.

## 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 amenities.

## Specifications

Newly refurbished office comprising:  
Kitchenette Facility  
Four meeting rooms  
Open plan area  
New carpeting  
Dedicated ground floor entrance

## Accommodation

Name	sq ft	sq m	Availability
1st	1,718	159.61	Available
<b>Total</b>	<b>1,718</b>	<b>159.61</b>	

## Summary

- Rent: £16,321 per annum
- Business rates: £13,500 per sq ft
- Service charge: £6,320 per annum
- VAT: Not applicable
- EPC: D (86)
- Lease: New Lease

## Contact & Viewings



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## Further information

- [View details on our website](#)
- [View Microsite](#)

