



## Office Accommodation

1,254 – 2,226 ft<sup>2</sup>  
(116.49 – 228.72 m<sup>2</sup>)

- Self-contained office accommodation
- Good designated car parking ratio (6 or 11 spaces per unit)
- Access to major transport links
- Excellent surrounding amenities

For further information please contact:

John Cranshaw  
E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1569

Jessica Ross  
E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1544

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## FOR SALE/TO LET

Marquis and Willow Court, Team Valley,  
 Gateshead, NE11 0RU

### Location

Team Valley Trading Estate is the North East's premiere commercial estate covering 285 hectares and housing in excess of 650,000m<sup>2</sup> of commercial accommodation. The Estate lies to the south of Newcastle and Gateshead conurbation and adjacent to the A1.

Marquis and Willow Court are in a prominent position on Team Valley between Kingsway South and Marquis Way and are situated within approximately 50m of Team Valley Retail World. Junction 67 of the A1 lies approximately 100m to the south of Willow Court providing access to the North East's major road network.

Retail World retailers include Homebase, B & M, Asda Living, M&S Simply Food and McDonalds.

### Description

The properties comprise two storey, open plan accommodation with suspended ceilings, independent gas fired heating, WC, and kitchenette facilities. Designated car parking is demised within a central courtyard.

### Accommodation

The properties comprise the following net internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
E15	206.80	2,226
F16	112.13	1,207

### Sale

Available by way of Long Leasehold at a quoting price of £105 per square foot.

### Rent

The properties are also available by way of new effectively full repairing and insuring leases, for a term of years to be agreed. Quoting rents are from £10.00 per square foot.

### EPC

E15	D(76)
F16	E(101)

### Rateable Value

E15	£19,250
F16	£19,500

### Service Charge

The service charge covers the upkeep of the common areas and maintenance of the exterior. For guidance purposes:

E15	£2,488 per annum
F16	£1,406 per annum

### Legal Costs

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

### 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.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



## FOR SALE/TO LET

Marquis and Willow Court, Team Valley,  
Gateshead, NE11 0RU

