



TO LET – OFFICE PREMISES

Coniston House, Lakeside Court, Fifth Avenue Business Park, Team Valley, Gateshead, NE11 0NL

Fixed electricity contract until March 2026.

Fixed stepped gas contract until March 2027.

Naylors 
Gavin Black
Commercial Property People

Location

Coniston House is situated on Team Valley in Gateshead, three miles south of Newcastle city centre and directly adjacent to the A1 Western Bypass.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, O'Brien's Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

There are 34 buses that serve Team Valley every hour providing excellent public transport links.

The Building

The offices form part of the Fifth Avenue Business Park and are contained within a small development of 3 link detached 2 storey offices with the benefit of on site

parking. The premises are of brick and tile construction with central heating and blinds. There are cassette air conditioning units to part of the property and raised access flooring.

Accommodation

The accommodation is situated on the ground and first floors and has the following net approximate areas

	Sq M	Sq Ft
First Floor	233.41	2,512
Ground Floor	239.07	2,573
Total	472.48	5,085

There are six partitioned offices to the first floor and four partitioned offices to the ground floor, all demountable partitioning.

Externally there are 20 car parking spaces.

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for

a term of 5 years or 10 years with a rent review at the fifth year.

Rent

£55,000 per annum exclusive.

Service Charge

There is a service charge for the maintenance of the building and the car parking and landscaped areas.

Rating

According to the Valuation Office Agency website the property is listed in the 2017 Valuation as having the following Rateable Values:

First Floor £23,250

Ground Floor £22,500

EPC

The property has an energy rating of C-73.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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Utility Contract Details

Electricity

	Contract	Tariff/KwH	Standing Charge pence/day
First Floor	1/5/22-31/3/26	15.1738	10
Ground Floor	1/5/22-31/3/26	15.1738	10

Gas

	Contract	Rate/Kwh
First Floor	1/4/22-31/3/25	3.1035
Ground Floor	1/4/22-31/3/25	3.1035
First Floor	1/4/25-31/3/26	3.4
Ground Floor	1/4/25-31/3/26	3.4
First Floor	1/4/26-31/3/27	5.5868
Ground Floor	1/4/26-31/3/27	5.5868

Legal Costs

Both parties are to bear responsibility for their own costs in the transaction.

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 on this basis, and where silent, offers will be deemed net of VAT.

For further information please contact:

Strictly by appointment with Sole Agent:-

Gavin Black

Tel: 07712 868 655

Email gavinb@naylorsgavinblack.co.uk



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