



Investment Highlights

- Let to DMC Accounting Services Limited (CRN 12568374) on a new 5 year lease without break expiring on 18th December 2027.
- Delphi Rating 81- Low Risk
- 12 dedicated parking spaces.
- 2,404 ft² (223 m²).
- Passing rent - £24,040 per annum. (Low passing rent of just £10psf)
- Ideal for Pension Fund Purchase
- **Offers sought in excess of £275,000, which equates to a net initial yield of 8.5%, (after allowing for purchaser's costs) and a capital value of just £114.39 per sq ft.**

FOR SALE

Self-Contained Office Investment

A1 Marquis Court, Kingsway South, Team Valley, Gateshead NE11
ORU

Location

Team Valley Trading Estate is the North East's premiere commercial estate covering 285 hectares and housing in excess of 650,000 m² of commercial accommodation. The Estate lies to the south of the Newcastle and Gateshead conurbation and adjacent to the A1.

Marquis Court is located in a prominent position on Team Valley between Kingsway South and Marquis Way and lies within easy walking distance of Team Valley Retail World.

Description

The office comprises modern semi-detached two storey office premises providing open plan accommodation (part partitioned by the tenant) and benefiting from its own front door, independent gas fired heating and WC and kitchen facilities. Dedicated car parking is available within a central courtyard.

Other tenants of note within the development include, Kinetic PLC, Pin Point Recruitment, ADS Limited, Assure Surveys Limited and Changing Lives.

Accommodation

The property extends to provide a net internal area of 2,403 ft² (223 m²) with 12 designated parking spaces.

Tenure

The property is held by way of a long ground lease dated 1 March 1990 at a peppercorn rent.

The buyer will be granted an underlease for a term expiring 21 February 2115. The underlease will be in the standard form of long underlease for the estate

The occupational lease is to DMC Accountancy Services Limited, a full-service accountancy firm. More information can be found on their website [Meet our Team of Chartered Accountants | About Us \(dmcnorth.co.uk\)](http://www.dmcnorth.co.uk)

The lease is for a term of 5 years from 19th December 2022 without break. The tenant benefits from a 6-month rent free period from the date of completion of the lease, which will be topped up by the seller.

The service charge is capped at £2,500pa ex VAT increasing annually in line with RPI.

Current service charge is running at £2,049 , so we anticipate the service charge cap is significantly higher than anticipated service charge costs.

Rent

£24,040 per annum.

EPC

C-56

Legal Costs

Each party will be responsible for their own legal costs.

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.



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

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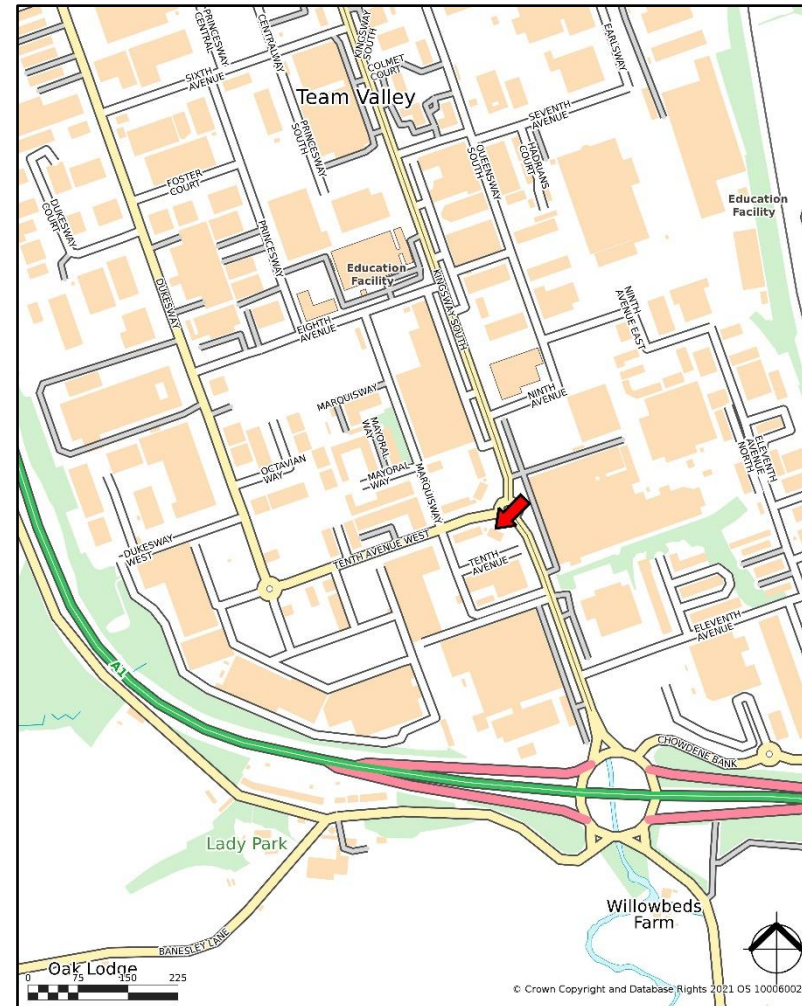
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Naylor's
Gavin Black
Commercial Property People