

TO LET-MAY SELL

MODERN OFFICES

5,768 - 13,943 sq ft (535.84 - 1,295 sq m)



CONSTRUCTION HOUSE Queensway South, Team Valley, Gateshead NE11 0ED



- PROMINENT LOCATION ON THE TEAM VALLEY
- 63 DEMISED CAR PARKING SPACES (1,221 SQ FT)
- AVAILABLE AS A WHOLE OR FLOOR BY FLOOR BASIS
- COMPETITIVE TERMS

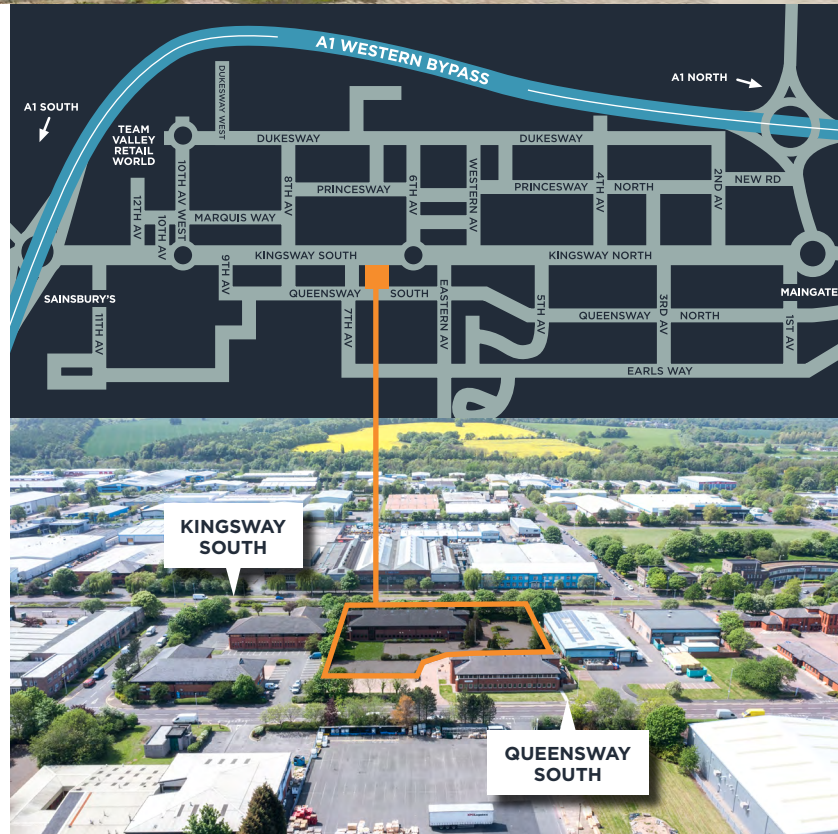
LOCATION

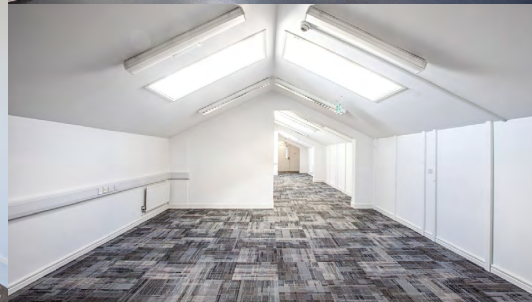
Team Valley is adjacent to the A1 Western Bypass and offers excellent access to Newcastle City Centre and the wider conurbation. The estate also benefits from over 34 buses per hour.

Team Valley is home to over 700 businesses across industrial, office and retail accommodation, exceeding 6.5 million sq ft.

There is an excellent range of retail and leisure amenities including Retail World, which has an M&S Food and Boots, Valley Parade, the Valley Farm pub/restaurant and at Maingate there is a hotel, health club and various retail outlets.

Construction House is prominently located just off Kingsway which is the main thoroughfare through the Team Valley.





SPECIFICATION

The property is a self-contained three storey detached office building within the heart of the Team Valley and benefits from:

- **Reception/Atrium**
- **8 person passenger lift**
- **WC facilities**
- **Open plan floorplates with glazed meeting rooms**
- **CAT II Lighting**
- **Perimeter trunking**
- **Excellent car parking with circa 63 spaces**

ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
Second Floor	158.67	1,708
First Floor	600.78	6,467
Ground Floor	535.84	5,768
TOTAL	1,295.29	13,943

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The property is available as a whole or on a floor by floor basis.

QUOTING RENT

The quoting rent is based on £11.50psf.

**VIEW THE
VIRTUAL TOUR**

[https://youtu.be/
TEZo5FbKqXI](https://youtu.be/TEZo5FbKqXI)

SALE

The property is also available to purchase as a long leasehold with circa 95 years remaining, **Offers over £1.195 million.**

BUSINESS RATES

The RV for the whole building is £101,000, giving rates payable of approx. £3.50psf. The property will need to be reassessed if let on a floor by floor basis.

ESTATE CHARGES

The current estate charge budget is £1,172.75 per annum.

EPC

Available on request.

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 **T: 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.

VIEWING

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