

TO LET

K37 The Avenues, Team Valley Trading
Estate, Gateshead, NE11 0NJ



Self-Contained Office Accommodation 1,621 ft² (150.6m²)

- Self-contained office premises
- Flexible lease terms available
- Ample car parking
- Open plan ground floor with two partitioned offices on first floor level

For further information please contact:

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Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Description

The property offers two storey, modern office accommodation which has been fully refurbished. The premises incorporate air conditioning units, suspended ceilings with recessed fluorescent lighting and male, female and disabled WCs. The property benefits from electric wall mounted heating and double glazing.

Location

K37 is located on Eleventh Avenue North at the southern end of Team Valley, one of the North East's premier business locations.

Eleventh Avenue North offers strong links to the A1(M) junction providing good access to Gateshead, Sunderland, County Durham and Newcastle.

There is a range of nearby amenities including Sainsbury's and Team Valley Retail World. At the northern end of Team Valley there is Maingate, a development which incorporates retail, hotel and gym facilities.

Accommodation

The net internal area of K37 is as follows:

K37	m ²	ft ²
Ground Floor	76.65	825
First Floor	73.95	796
Total	150.6	1,621

Terms

The unit is available separately or on a floor-by-floor basis, by way of new fully repairing and insuring leases at a rent of £10ft². The cost of external site maintenance is recovered through a service charge.

Rateable Value

We understand that the rateable value for K37 is £11,500 (1st April 2023). Interested parties are advised to make their own enquiries with the local authority.

EPC

The first floor has an EPC rating of C (65) and the Ground floor has an EPC rating of D (83).

Legal Costs

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

Code of Practice

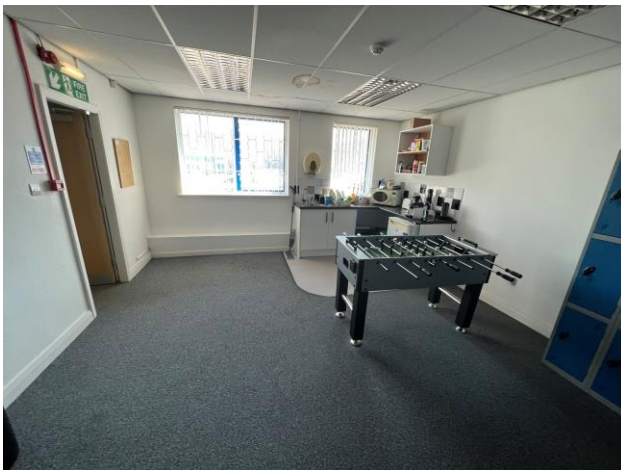
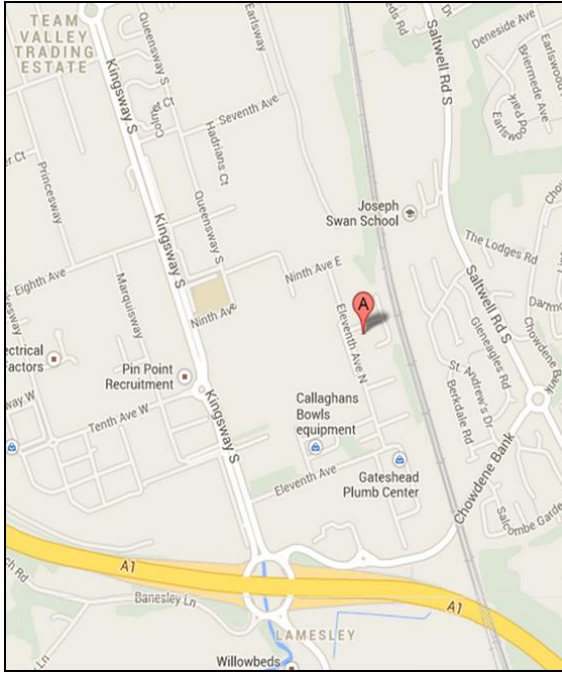
The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.

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