

TO LET

Earls House, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RY



Office Accommodation

443 - 1,500 Sq Ft (41.15 – 139.35 Sq M)

- Modern Specification
- Great access links to Kingsway
- Close Range Amenities
- Located on the Team Valley
- Car Parking Available

For further information please contact:

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Earls House, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RY

Location

Earls Park North is located at the northern end of Earlsway within the popular and well-established Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The office suites are accessed via Earlsway which is one of the main thoroughfares on the Team Valley estate and sits adjacent to the Earlsway Trade Park East development.

Description

Earls House is a two storey multi-let office block which comprises a number of small office suites and benefits from shared access for the ground and first floors via a secure entrance hall. WC facilities are available on the ground and first floor. Externally the property benefits from some car parking as well as on road parking within the estate.

Accommodation

The suites have been measured and comprises the following floor areas:

	Sq Ft	Sq M
Suite 10	1,303	121.05
Suite 9	1,182	109.81
Suite 8	443	41.15
Suite 6&7	710	65.96
Suite 4	558	51.84
Suite 1	1,500	139.35
Total	5,696	529.17

Rent

£10.00 - £12.00 Per Sq Ft

Service Charge

Available upon request.

Building Insurance

Available upon request.

EPC

The property has a rating of C(69).

Rateable Value

According to the VOA the suites have the following rateable values:

- Suite 10 - £9,000
- Suite 9/9A - £9,900
- Suite 8 - £4,400
- Suite 6&7 - £6,100
- Suite 4 - £5,400
- Suite 1 - £11,500

Legal Costs

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

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.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Earls House, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RY



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

- (i) 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.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.