



Investment Highlights

- Fully let to R Walker and Co (North East) Limited (CRN 04287674) by way of a five year lease which expires on 24th July 2028.
- The occupational lease is contracted outside of the protection of the Landlord and Tenant Act 1954.
- 6 dedicated parking spaces.
- 1,207 ft² (112 m²).
- Passing rent - £12,000 per annum.
- Ideal for Pension Fund Purchase
- **Offers sought in excess of £135,000, which equates to a net initial yield of 8.73%, after allowing for purchasers' costs.**

FOR SALE

Self-Contained Office Investment

F20 Willow Court, Kingsway South, Team Valley, Gateshead
NE11 0RU

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Commercial Property People

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 & Willow Court are 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 two storey office premises providing open plan accommodation and benefiting from own front door, independent gas fired heating and WC and kitchen facilities. Car parking is available within a central courtyard.

Other tenants of note within the development include **Beckwith and Hanlon, Changing Lives and Pertemps**.

Accommodation

The property extends to provide a net internal area of 1,207 ft² (112 m²)

Tenure

The property is held by way of a 125 year ground lease dated 1 March 1990 at a peppercorn rent.

The occupational lease is to R Walker and Co (North East) Limited (CRN 04287674) by way of a five year term expiring 24th July 2028 with tenant option to break at year 3 (24th July 2026) on giving no less than 6 months' notice.

The passing rent is £12,000 per annum.

EPC

C-59

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.

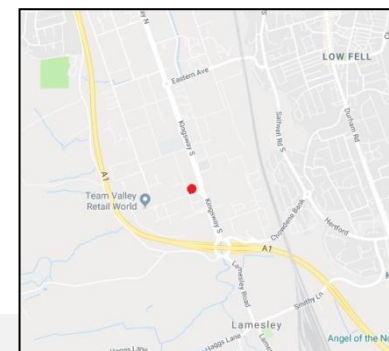
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NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

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- (ii) All descriptions, dimensions, 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 Naylor's 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.
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