



## Prime Office Space in the Heart of the Team Valley

4,576 Sq Ft (425.11 Sq M)

- Fully refurbished to a high standard
- Self-contained with impressive entrance
- 20 onsite parking spaces
- Centrally located on Team Valley

For further information please contact:

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## TO LET

Northumbria House,  
Fifth Avenue Business Park, Team Valley,  
Gateshead, NE11 0HF

### Location

Located adjacent to the A1 Western Bypass, Team Valley offers excellent connectivity to Newcastle City Centre and the wider Tyne & Wear conurbation. The estate is also exceptionally well-served by public transport, with over 34 buses per hour.

Home to more than 700 businesses, Team Valley spans industrial, office, and retail accommodation totalling over 6.5 million sq ft. The area provides a wide range of retail and leisure amenities, including Retail World (featuring M&S Food, Boots, Costa, and The Valley Farm Pub/Restaurant) and Maingate, which offers a hotel, health club, and additional retail outlets.

Northumbria House occupies a prime position on Fifth Avenue Business Park, just off Queensway, one of the estate's main thoroughfares. The offices are conveniently close to a variety of amenities and The Valley Shopping Village, providing everything needed for both work and leisure.

### Description

This impressive building has been comprehensively refurbished to a high standard.

The ground floor features a contemporary entrance foyer leading into a welcoming reception area with stairs to the first floor. From the central reception, a corridor provides access to WC facilities and versatile office space, complemented by a fully fitted kitchen. The first floor mirrors the layout of the ground floor and includes a dedicated meeting room, separate WC facilities, and an additional kitchen, offering flexible and functional workspace.

### Specification Highlights:

- LED light fittings throughout
- Air Conditioning
- Cat 5 cabling
- Perimeter trunking
- Carpeted floors
- New combi boiler

Externally the property is a concrete frame construction, featuring hardwood double-glazed casement windows. The office benefits from 20 car parking spaces and a shared entrance with Brims Construction.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	2,254	209.4
First Floor	2,322	215.71
<b>Total</b>	<b>4,576</b>	<b>425.11</b>

### Rent

£15.00 Per Sq Ft

### Service Charge

A service charge is payable to cover costs of maintaining the external property and car park.

### EPC

Available on request.



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Northumbria House, Fifth Avenue Business  
Park, Team Valley , Gateshead, NE11 0HF

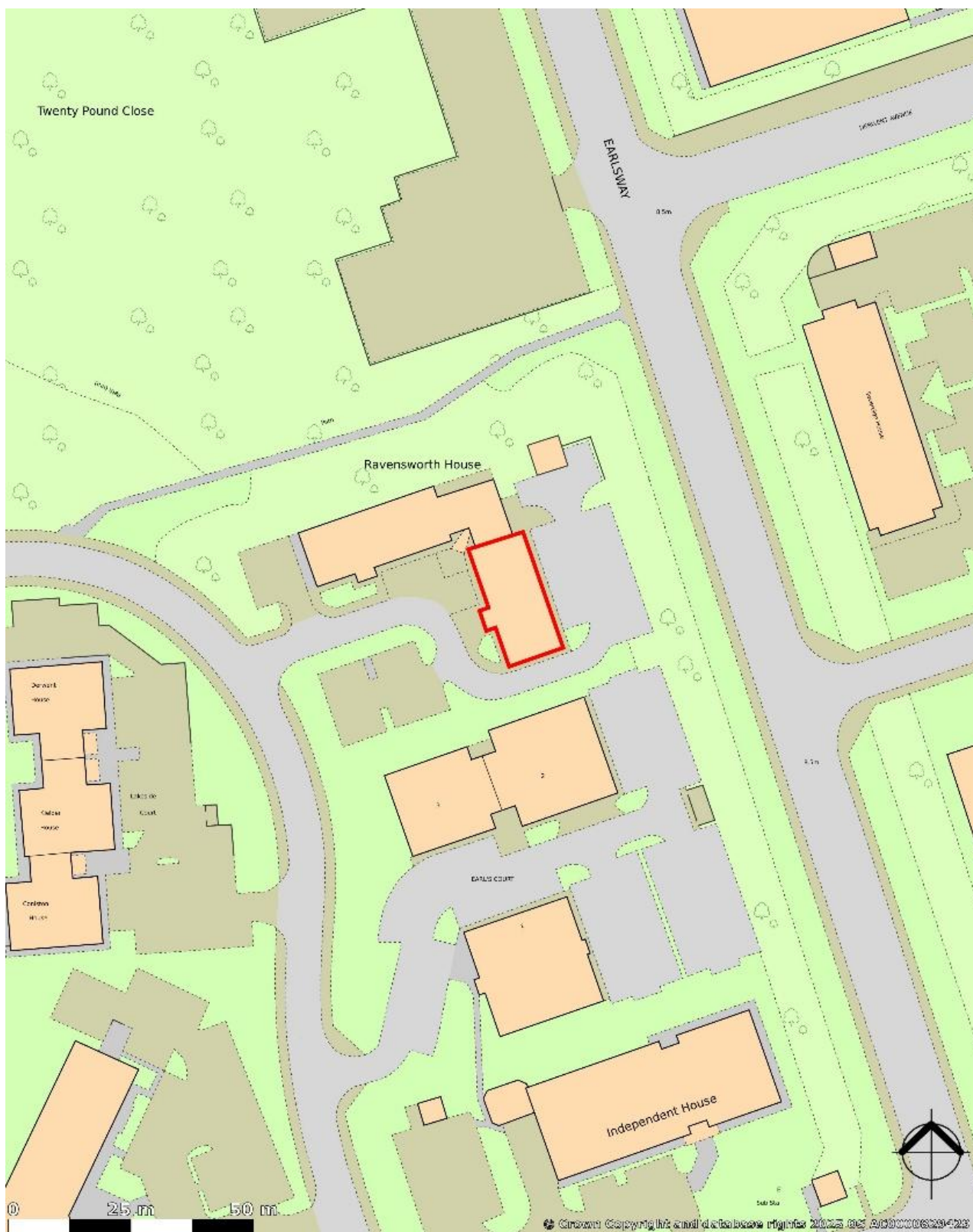
### Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the Valuation Office Agency.

### Legal Costs

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









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