

To Let



Earls House

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

 **naylors**

To Let

Flexible Office Accommodation

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

- Flexible terms available
- Great access links to Kingsway
- Close range amenities
- Located on the Team Valley
- Car parking available

Location

Earls Park North is located at the northern end of Earlway 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:

Suite 9	1,182 sq ft	(109.81 sq m)
Suite 8	443 sq ft	(41.15 sq m)
Suite 6 & 7	710 sq ft	(65.96 sq m)
Suite 4	558 sq ft	(51.84 sq m)
Suite 1	1,500 sq ft	(139.35 sq m)
TOTAL	5,696 sq ft	(529.17 sq m)

Rent

£10.00 – £20.00 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 9/9A: £11,000

Suite 8: £4,600

Suite 6 & 7: £6,400

Suite 4: £5,600

Suite 1: £12,750

Legal Costs

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

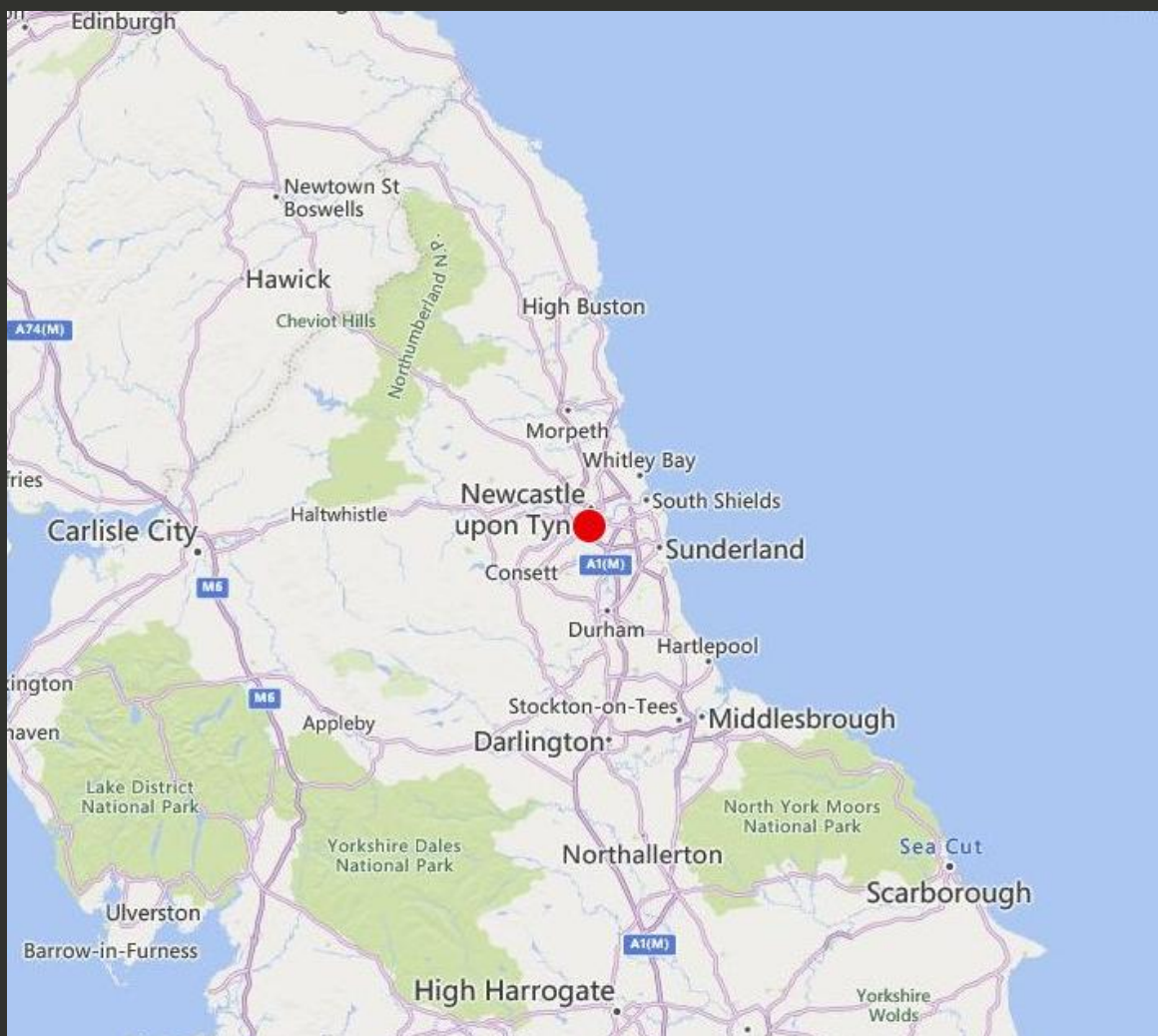
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-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 tenant(s).





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