

To Let



K38, The Avenue

Eleventh Avenue North, TVTE, Gateshead, NE11 0NJ

 **naylors**

To Let

Self-contained Office Accommodation

1,860 Sq Ft (172.79 Sq M)

- Self-contained office premises
- Flexible lease terms available
- Ample car parking
- First floor accommodation

Location

K38 The Avenues 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.

Description

The property comprises first floor, modern office accommodation. The office benefits from air conditioning units, suspended ceilings with LED lighting and shared male, female and disabled WCs. In addition, there is a kitchen and meeting room. The property also includes electric wall mounted heating and double glazing.

Accommodation

The property has been measured and comprises the following NIA areas:

1,860 sq ft (172.79 Sq M)

Terms

The property is available by way of new fully repairing and insuring leases at a rent of £10psf.

Rent

£10.00 per sq ft.

Service Charge

The cost of external site maintenance is recovered through a service charge.

EPC

The building has an EPC rating of C (59).

Rateable Value

We understand that the rateable value for K38 is £14,750 (1st April 2026). Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

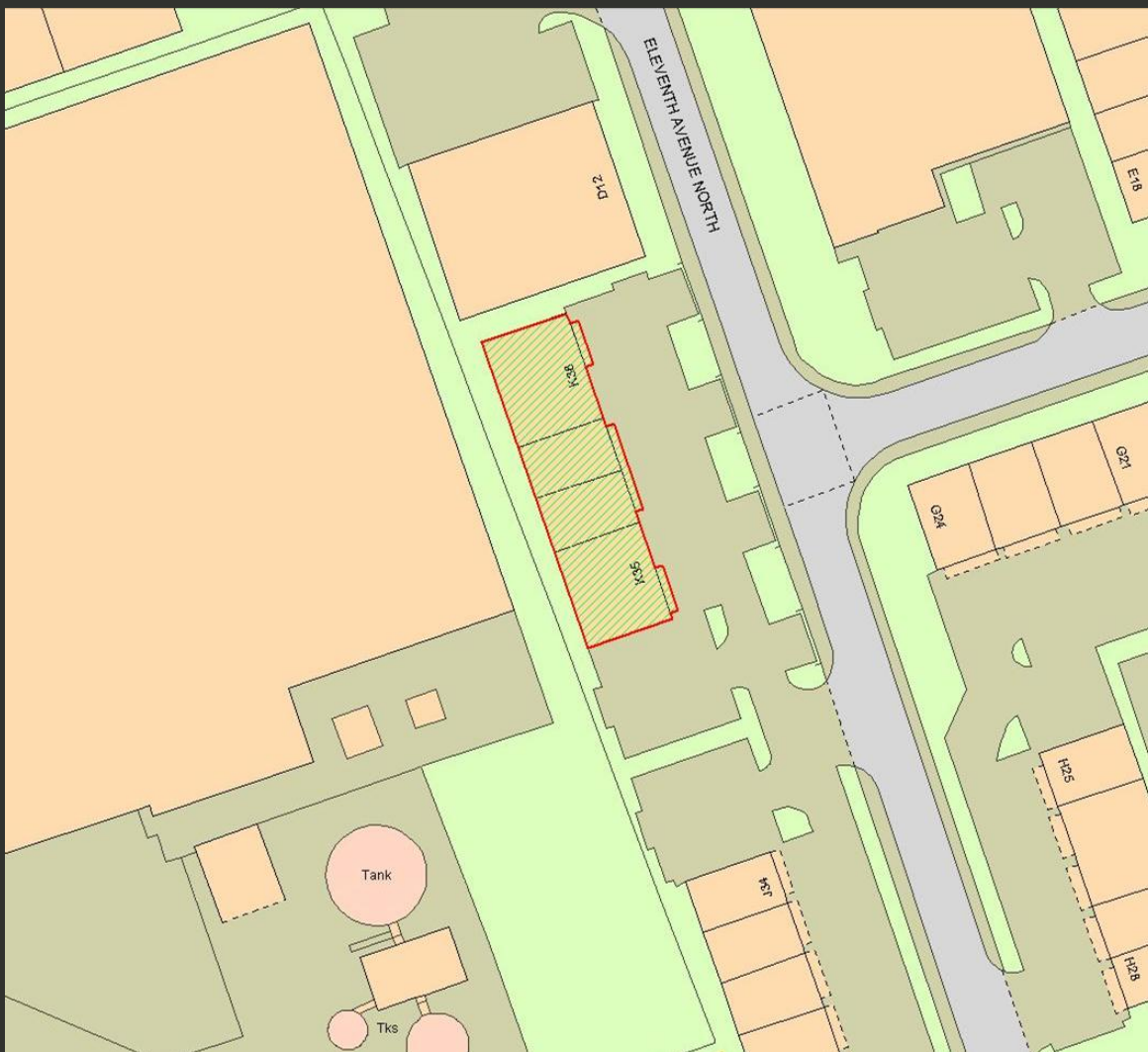
VAT

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS 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 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. (iii) No person, either principals or employee, at NAYLORS 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

For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk