

To Let



Unit K37, The Avenues

Team Valley Trading Estate, Gateshead, NE11 0NJ

 **naylors**

To Let

Self-Contained Office Accommodation

1,621 Sq Ft (150.6 Sq M)

- Self-contained office premises
- Flexible lease terms available
- Ample car parking
- Open plan ground floor with two partitioned offices on first floor level

Location

The property offers two storey, modern office accommodation which has been fully refurbished. The premises incorporate air conditioning units, suspended ceilings with recessed fluorescent lighting and male, female and disabled WCs. The property benefits from electric wall mounted heating and double glazing.

Description

K37 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.

Accommodation

The net internal area of Unit K37 is as follows:

Ground Floor:	925 sq ft	(76.65 sq m)
First Floor:	796 sq ft	(73.95 sq m)
TOTAL:	1,621 sq ft	(150.6 sq m)

Terms

The unit is available separately or on a floor-by-floor basis, by way of new fully repairing and insuring leases at a rent of £10ft². The cost of external site maintenance is recovered through a service charge.

EPC

The first floor has an EPC rating of C (65) and the Ground floor has an EPC rating of D (83).

Rateable Value

We understand that the rateable value for K37 is £13,000 (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.

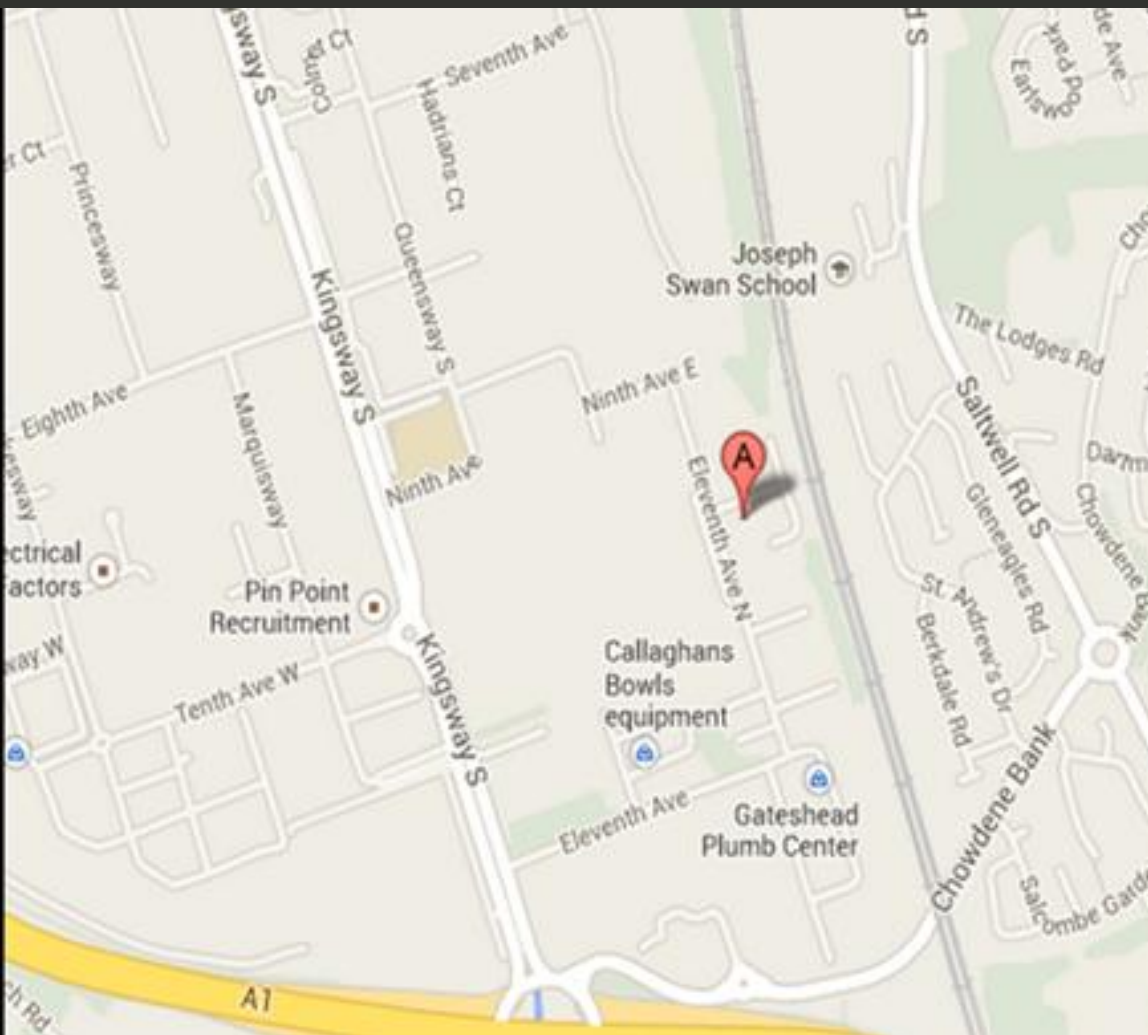
VAT

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).





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