

**For Sale/
To Let**



F20 Willow Court

Kingsway South, Team Valley, Gateshead, NE11 0RU

naylors

For Sale/ To Let

Self Contained Office

1,207 Sq Ft (112 Sq M)

- Great Location on the Team Valley
- 2-Story Office Accommodation
- 6 dedicated parking spaces.
- Excellent surrounding amenities
- Benefits from access to key transport links



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.

Accommodation

The property comprises the following net internal areas:

First Floor	670 sq ft (62.24 Sq M)
Ground Floor	537 sq ft (49.88 Sq M)

Total	1,207 sq ft (112.13 Sq M)
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Tenure

The property is available for sale and is held by way of a Long Leasehold dated 1 March 1990 at a peppercorn rent.

Alternatively, the property is available by way of a new Fully Repairing and Insuring lease for a term to be agreed.

Rent/Price

£11.00 per sq ft.

Sale Price

Long Leasehold Vacant Sale : £135,000

EPC

The EPC rating of the property is C-59.

Legal Costs

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

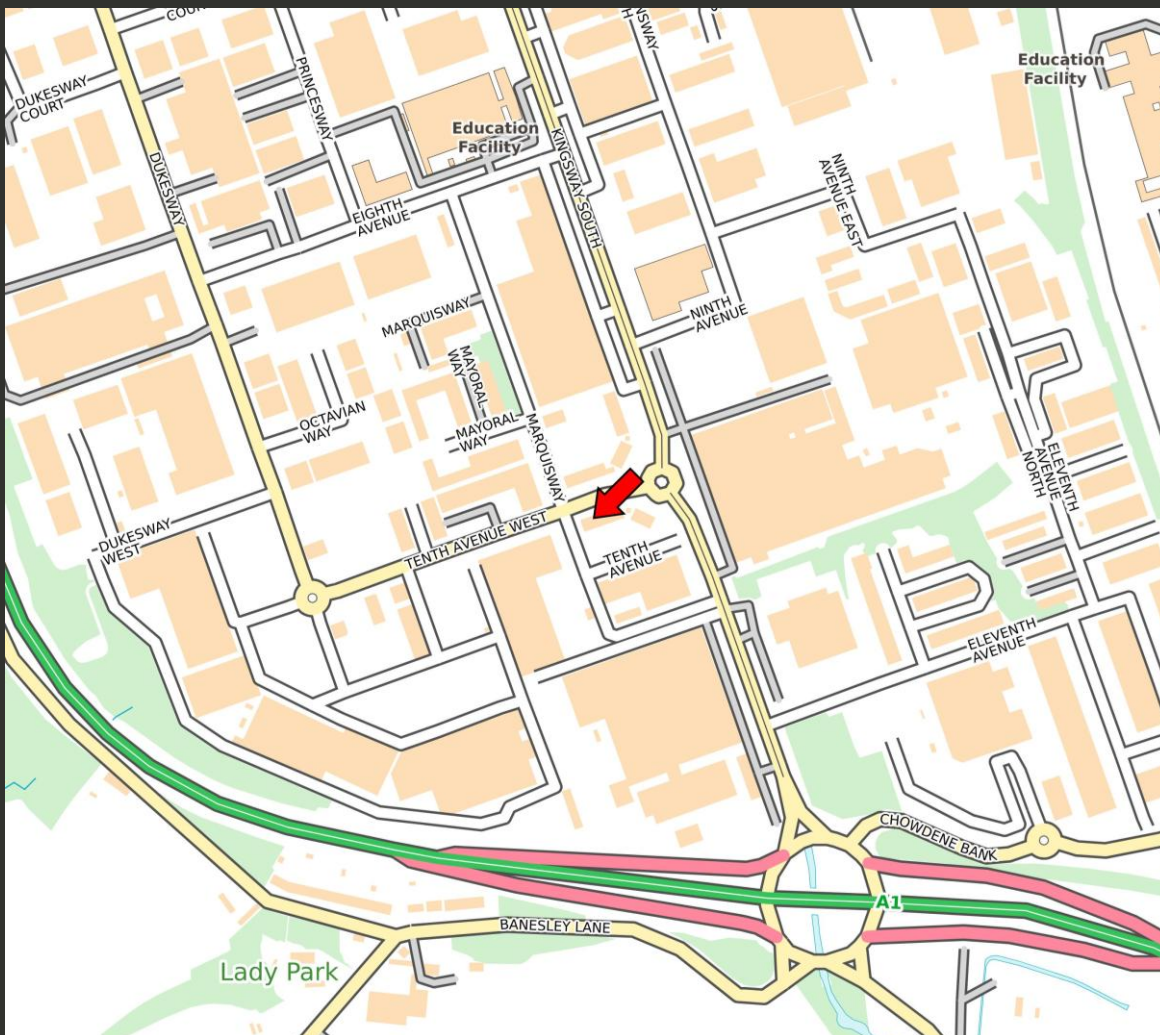
VAT

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 purchaser / tenant(s)





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