

To Let



Unit J34 The Avenues

Eleventh Avenue North, Team Valley Trading Estate, Gateshead, NE11 0NJ

 **naylors**

To Let

Self-Contained Offices

738 – 1,598 sq ft
(68.56 – 148.45 Sq M)

- Good location on the Team Valley
- Good car parking provision
- New lease available
- First and second floor accommodation available

Location

J34 The Avenues is located on Eleventh Avenue North at the southern end of Team Valley, one of the North East's premier business locations.

The Avenues offer 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.

Description

This mid terraced office building providing open plan space over two floors. The has dedicated car parking to the front of the property. The property is double glazed with secure shutters.

The property has perimeter trunking, air-conditioning and heating which is provided by electrical panels. The property also benefits from a kitchenette and two toilet facilities with one being fully accessible.

The property is available to let whole or on a floor by floor basis.

Accommodation

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

First floor: 815 sq ft (75.71 sq m)

Ground floor: 783 sq ft (72.74 sq m)

TOTAL: 1,598 sq ft (148.45 sq m)

Rent

£10.00 per square foot.

Service Charge

Upon application.

EPC

Upon application.

Rateable Value

Upon application.

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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