

To Let



C12 Marquis Court

Team Valley Trading Estate, Gateshead, Tyne And Wear, NE11 0RU

 **naylors**

To Let

Self Contained Office

1,336 Sq Ft (124.11 Sq M)

- Good location on the Team Valley
- Great arterial links
- Demised parking spaces.
- Potential to be re-decorated to suit
- 2-Story Office Accommodation



Location

Marquis Court occupies a prominent position on Team Valley, located between Kingsway South and Marquis Way, and sits approximately 50 metres from Team Valley Retail World. Junction 67 of the A1 is around 100 metres south of Willow Court, providing excellent access to the wider North East road network.

Retail World hosts a range of national retailers including Homebase, B&M, Asda Living, M&S Simply Food and McDonald's.

Description

The property is arranged over two self-contained floors. Internally, it benefits from gas central heating, suspended ceilings and carpeted floors.

Additional features include WC facilities, a kitchenette and dedicated car parking.

Accommodation

The property comprises the following net internal areas:

First Floor	797 sq ft (74.02 Sq M)
Ground Floor	539 sq ft (50.09 Sq M)

Total	1,336 sq ft (124.11 Sq M)
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Tenure

The property is available by way of a new fully repairing and insuring (FRI) lease.

Rent

£11.00 per sq ft.

Service Charge

There is a service charge payable, more information will be provided on request.

EPC

The EPC rating of the property is D-99.

Rateable Value

According to the Valuation Office Agency (VOA), the property has a rateable value of £15,000, resulting in estimated business rates payable of £7,485 per annum.

We recommend that all interested parties make their own enquiries with the local authority to verify this information.

Legal Costs

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

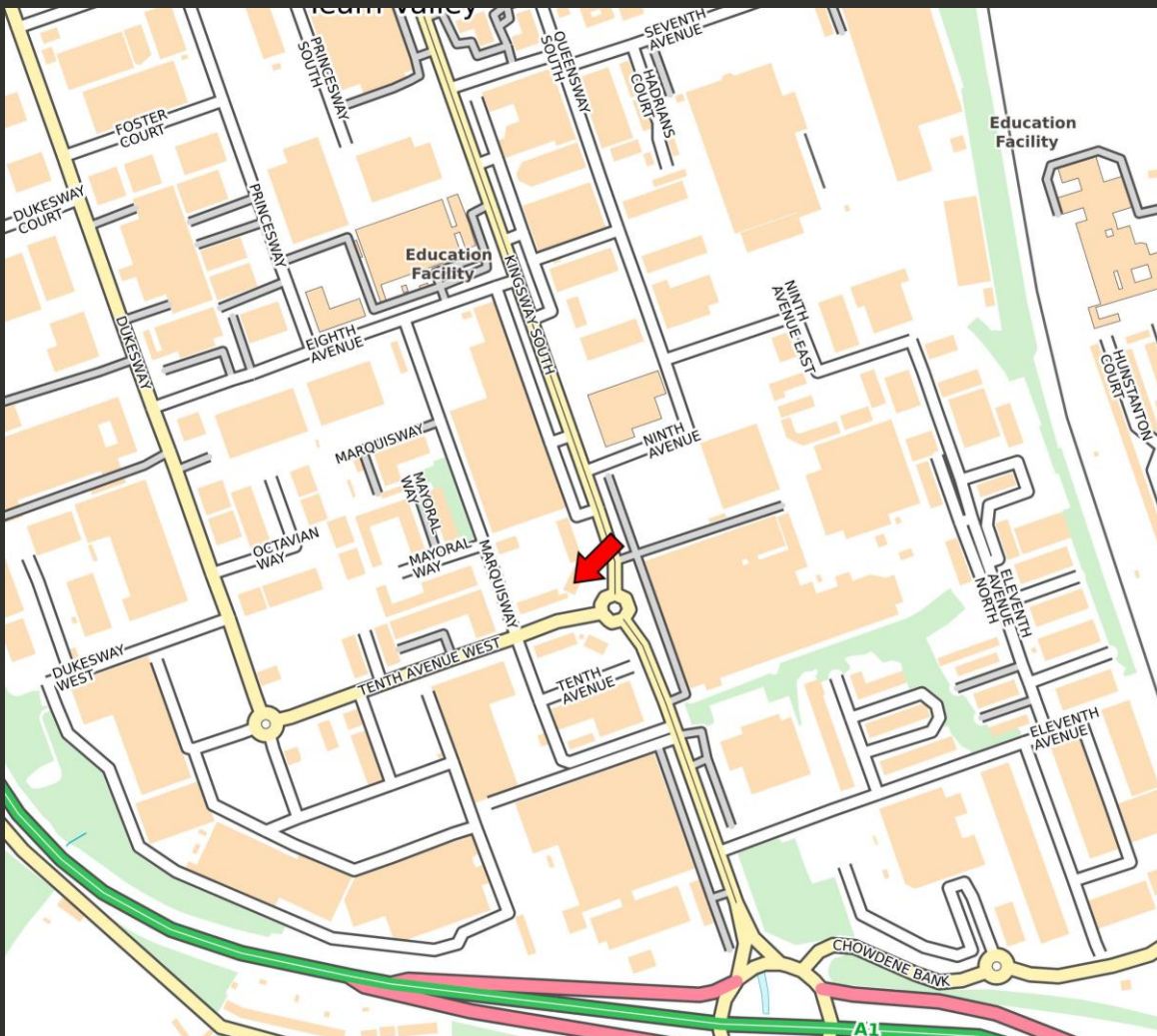
VAT

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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