

To Let



Enterprise House

Kingsway North, Team valley, Gateshead, NE11 0SR

 **naylors**

To Let

Modern Self-Contained Offices

746 – 3,122 Sq Ft
690.58 – 290.03 Sq M)

- Prominent location on the Team Valley
- Newly Refurbished
- On site car parking
- Excellent motorway and transport links



Location

Enterprise House is located in the heart of Team Valley in Gateshead, with two junctions off the A1 providing a strategic position with excellent transport links to the wider North East region.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's supermarket and Retail World, among a number of onsite independent operators.

Description

Enterprise House provides newly refurbished high quality office space located in a very central position on Team Valley.

The available accommodation comprises of two self-contained office suites which have recently undergone refurbishment. The property has been refurbished to provide the following specification:

- Led Lighting
- Suspended Ceiling
- Openable Windows
- Carpet Flooring
- Kitchen Facilities
- Shower Facility
- Onsite Parking

Accommodation

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

Unit 1:	1,569 sq ft	(145.76 sq m)
Unit 2:	1,574 sq ft	(146.22 sq m)
Unit 28:	750 sq ft	(69.68 sq m)
Unit 26:	749 sq ft	(69.58 sq m)

Rent

The units are available for a rent of £16 per sq ft.

Service Charge

A service charge is payable to cover costs of maintaining the external property and car park. The estimated cost is £1.30 per sq ft.

EPC

The available units have an EPC Rating of C.

Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the VOA on 0191 220 7000.

Legal Costs

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

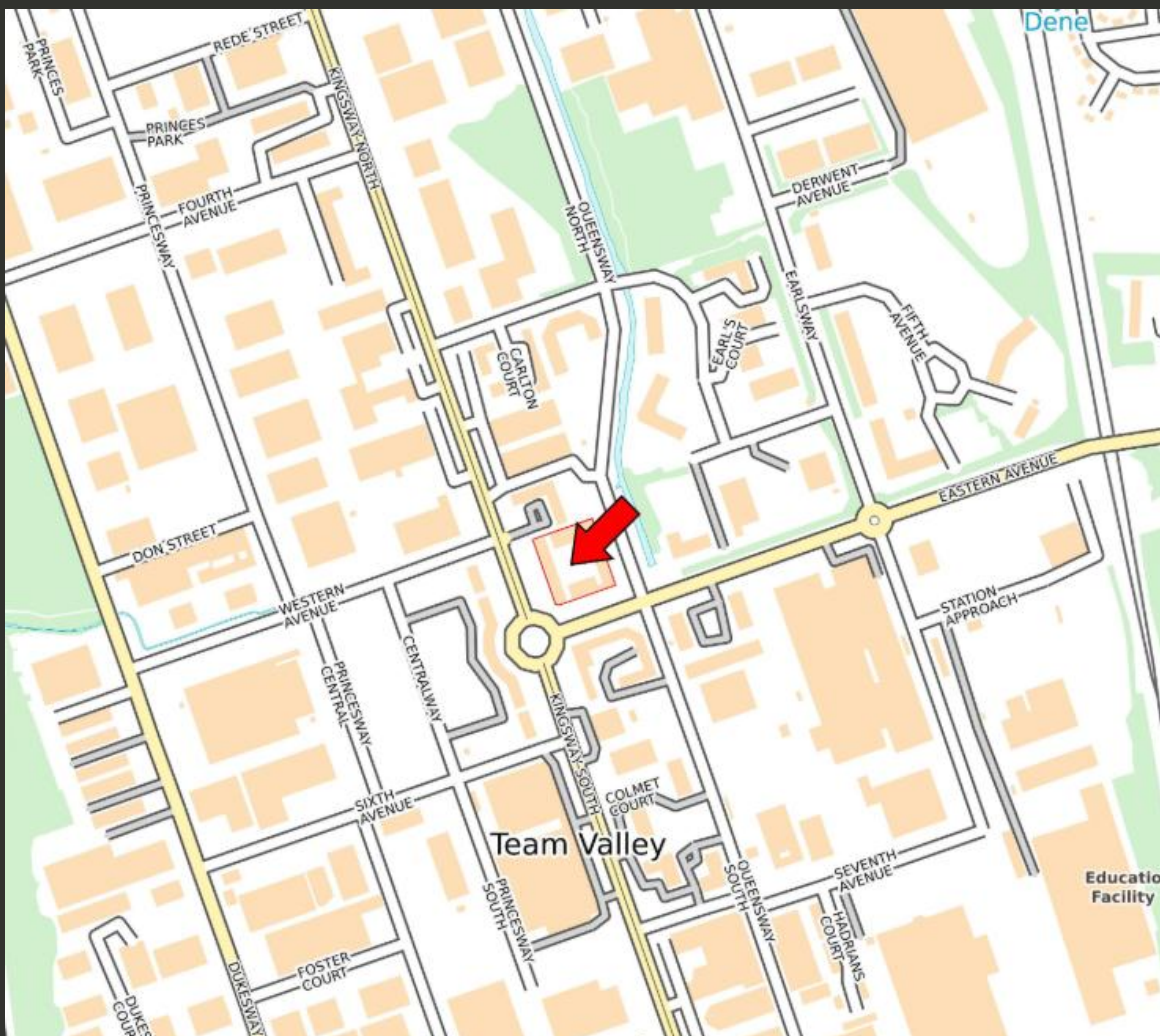
VAT

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.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor.co.uk

naylor's
Real Estate. Real Value.

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

T: +44 (0)191 232 7030
naylor.co.uk