

# Refurbished Office To Let

The Avenues, Eleventh Avenue North,  
Team Valley, Gateshead, NE11 0NJ

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## 800 – 2,106 sq. ft Self-Contained Office Units

- Two Storey Office Accommodation
- Prime Team Valley Location
- On-Site Car Parking
- Kitchen Facility
- Air Conditioning

## SITUATION

The Avenues is located in the heart of Team Valley in Gateshead and is superbly located within close proximity of the A1, providing a strategic position with excellent transport links to the wider North East region the region.

Over 34 buses per hour serve Team Valley with connections to Newcastle, Gateshead and the wider area.

Team Valley is home to over 700 businesses and offers a superb level of amenities including a Sainsbury's Supermarket and Retail World. Maingate at Team Valley offers further services including Greggs, O'Briens Sandwich Bar, Finlays Newsagents, FX Leisure Health & Fitness Club and one of the most prominent Premier Inns in the region.

## DESCRIPTION

The Avenues offers a two storey, self-contained office space which has just undergone a refurbishment to provide workspace with the following specification:

- Suspended Ceilings
- LED Lighting
- New Carpets
- New Air Conditioning System
- Perimeter Data Points
- Kitchen Facility
- Ground & First Floor WC

## ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
H28	74.32	800
G22	195.65	2,106

## Tenure

The unit is available to let as a whole, on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The unit is available for a rent of £10.00 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 £0.66 per sq. ft.

## Business Rates

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

## EPC

The available units have an EPC Rating of C.

## LEGAL COSTS

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

## VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

For further details please contact:



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