

Office space to let

C1, Kingfisher House,
Kingsway,
Team Valley Trading Estate,
Gateshead,
NE11 0JQ



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- Ground floor self-contained suite available
- Partially fitted with office furniture
- Excellent transport links
- On-site car parking

Get more information

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Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

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Property Highlights

This self-contained office within Kingfisher House provides excellent ground floor accommodation within a two-storey office building, accessed through a dedicated entrance.

The suite comes fitted with 9 desks and accompanying office chairs, and the accommodation also provides a kitchen area with sink and fridge, suspended ceilings, carpeting, gas radiators, fluorescent lighting, and demised male, female, and disabled WC's.

Kingfisher House is currently home to a range of professional services occupiers including finance, accountancy and insurance firms, legal practices, educational service providers, and technology firms.

Area (GIA)	Sq ft	Sq m
Ground Floor	1,382	128.4
Total	1,382	128.4

Location

Kingfisher House is situated on Kingsway North in Team Valley Trading Estate, located approximately 4 miles south-west of Newcastle City Centre. The location is a prime position on Kingsway, giving excellent road links to the A1 north and south.

This excellent road link is complemented by the bus connections that run through Team Valley, with nearest bus stop 100 yards from the property. There is also ample car parking on site.

Key Highlights



Open plan office space



1,382 sq ft available



Tea point facility



Suspended ceiling with Cat 2 lighting



Perimeter trunking



Self-contained accommodation



On-site car parking



4 miles to Newcastle



Bus services on Kingsway North



Close to local amenities

EPC

The property has an EPC rating C (75)

Rates

The rateable value of this unit is £11,000 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.

Tenure

The property is available to let for a term of years to be agreed at a rent of £15,000 per annum.

Service Charge

The service charge for the property is £5,100 per annum paid monthly (£425 per calendar month).

VAT

This property is not elected for VAT, therefore it is not payable on rent.

Legal Costs

Each party is to be responsible for their own legal costs.

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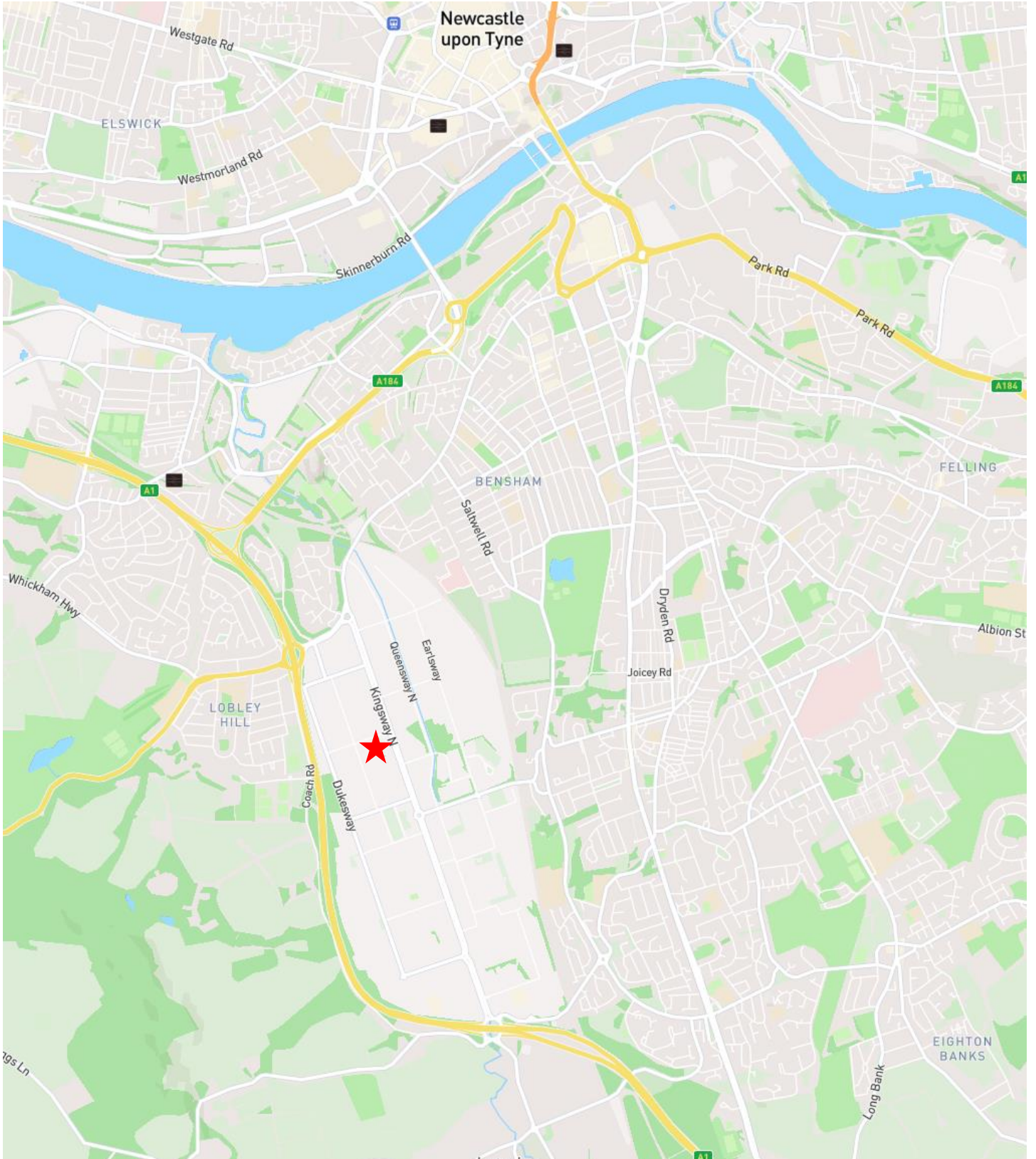


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Get more information

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