

LEASE FOR SALE

Valley House, Kingsway, Team Valley, NE11 0JS

ON THE INSTRUCTIONS OF BARCLAYS BANK PLC



- Prominently Located Office Opportunity.
- Good Specification Throughout.
- Available as a whole or sub divided subject to negotiations with the Landlord.
- On Site Car Parking.
- Nearby operators include: **Westray Recruitment Consultants, Co*Shabang Limited, Roxoa OSO Hot Water, Train Limited and SSE Enterprise Energy Solutions.**

SITUATION

The subject property is situated on Kingsway within the heart of the popular Team Valley Trading Estate in Gateshead. Kingsway is the primary route through the Team Valley, which also provides access to the A1 Western Bypass.

Valley House is a two-storey property set within its own grounds benefitting from good car parking facilities and a relatively modern fit out throughout.

ACCOMMODATION

Arranged over ground and first floor, within a multi occupied building, with shared communal areas and WC facilities, however the ground floor suite has its own welfare facilities.

Ground Floor Area	141m ²	1,513ft ²
First Floor Offices	124m ²	1,334ft ²
First Floor Kitchen	36m ²	386ft ²
Total Floor Area	301m ²	3,233ft ²

LEASE

The premises are held by way of a FRI lease for a term expiring 2nd October 2027 at a passing rental of **£25,675 per annum** exclusive. Please note there is a break option 3rd October 2025.

TERMS

Incentives are available to an ingoing occupier subject to status and negotiations.

EPC

The Energy Performance Asset Rating is **Band B (30)**. A full copy of the EPC is available upon request.

BUSINESS RATES

Rateable Value	£26,250
2024/2025 UBR	£0.499
Estimated Rates Payable	£13,099

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

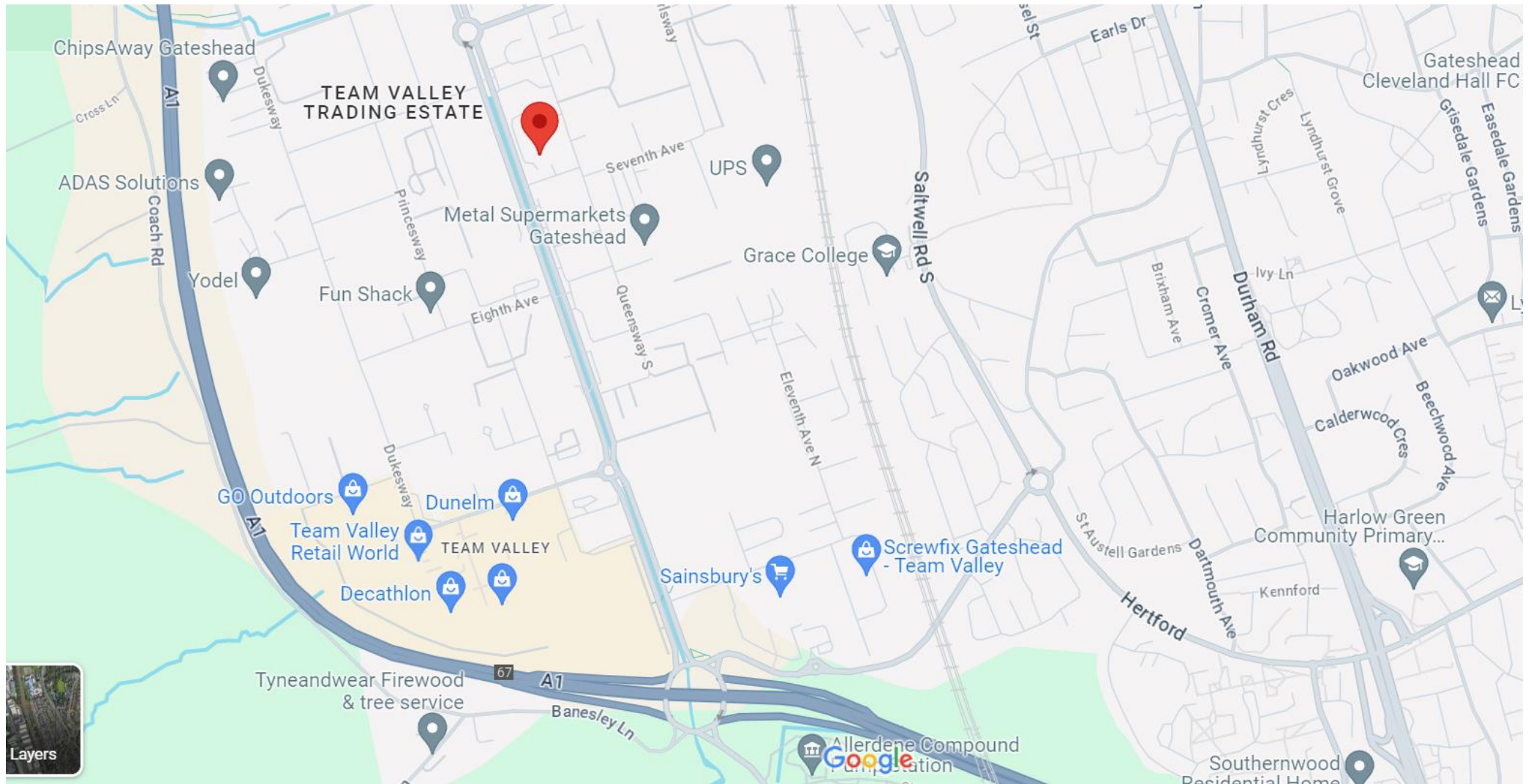
VIEWING

For enquiries, viewing, and general information, please contact:

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