

TO LET

Suite 10 Earls House, Earlsway, Team Valley, Gateshead, NE11 0RY



Office accommodation available 1,303ft² (121.05 m²)

- Modern specification
- Great access links to Kingsway
- Close to range of amenities

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Location

Earls Park North is located at the northern end of Earlsway within the popular and well-established Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The office suites are accessed via Earlsway which is one of the main thoroughfares on the Team Valley estate and sits adjacent to the Earlsway Trade Park East development.

Description

Earls House is a two storey multi-let office block which comprises a number of small office suites and benefits from shared access for the ground and first floors via a secure entrance hall. WC facilities are available on the ground and first floor. Externally the property benefits from some car parking as well as on road parking within the estate.

Lease Terms

The suites are available to let by way of a new full repairing and insuring lease for a term of years to be agreed. The quoting rent is £13,500 per annum.

Services

We have been informed that the service charge is approximately £3.70 per ft² per annum and covers the cost of heating the premises and maintaining the common areas of the building.

Rateable Value

The Valuation Office Agency Website described the property as "offices and premises".

Rateable Value (Draft 2017 List): £8,500.

EPC

Energy Performance Certificate for Earls House is C (69).

Legal Costs

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

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.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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