



To Let

Office Premises

Ground Floor

Unit J33 The Avenues

Team Valley Trading Estate

Gateshead

NE11 0NJ

- Fully refurbished Ground Floor Office Suite
- Fully Furnished and ready to move in to
- Open Plan Layout with bespoke break out area
- Net Internal Area 801sqft (74.4m²)
- Located at Southern End of Team Valley

Also at Portland House
Belmont Business Park
Durham DH1 1TW

Regulated by RICS

Location

The property is situated on The Avenues on Eleventh Avenue North on the Team Valley Trading Estate, Gateshead lying just off the A1(M). Team Valley is the regions largest business location covering approximately 705 acres comprising in excess 7,000,000 ft2 of business space.

Description

The office suite comprises the ground floor of Unit J33 and provides modern well fitted fully furnished office accommodation which is well presented throughout which can be accessed via a shared entrance or alternatively via double sliding doors to the front with external metal security shutters. The suite benefits from a bespoke kitchen, breakout area and LED Lighting.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Net Internal Area	801	74.41

Tenure

A new Lease is available at a commencing annual rental of **£9,000** for a term of years to be agreed (minimum 3 years) on an effective FRI basis subject to 3 yearly Rent Reviews.

VAT

Figures quoted exclude VAT where chargeable.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£6,900** . The Uniform Business Rate for the Rates Year 2026/2027 is 43.2 p.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

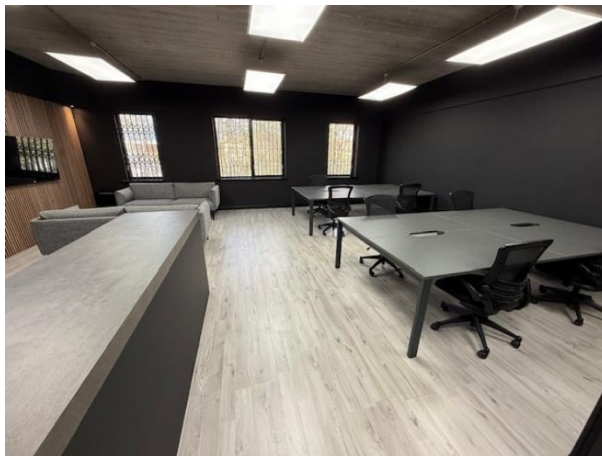
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4367

EPC

Energy Rating 45/B



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