

to let



The industrial property specialists



A3, KINGFISHER HOUSE, KINGSWAY, TEAM VALLEY, GATESHEAD, TYNE & WEAR NE11 0JQ

- MODERN FIRST FLOOR OFFICE ACCOMMODATION
- NIA 372.05 M² (4,003 SQ FT)
- CENTRALLY LOCATED WITHIN MULTI-LET BUILDING
- COMPETITIVE RENT / FLEXIBLE TERMS

LOCATION

The property is located within Team Valley Trading Estate situated adjacent to the A1, just south of Gateshead and approximately two miles south of Newcastle City Centre.

Team Valley is home to a number of major national occupiers offering excellent transport links both north and south bound via the A1(M).

The exact location is shown on the attached plan for identification.

DESCRIPTION

The accommodation is located on the first floor fronting onto the car park leading on to the main road, Kingsway.

Kingfisher House is fitted to a high standard with suspended ceiling, recessed fluorescent strip lighting and perimeter trunking.

Internally the layout is open plan offering reception area with cellular offices to one side next to the rear windows. Access to the offices is via a communal reception leading to the first.

There are communal male and female WC facilities within the building.

Allocated car parking is to the front.

ACCOMMODATION

From onsite measurements the property has the following NIA:

Office	350.38m ²
Reception	21.67m ²

TOTAL **372.05M²**
(4,005 SQ FT)

SERVICES

We understand that all mains services are connected with the inclusion of a security and fire alarm system.

Heating to the offices via Combi boiler with radiators.

The building also provides a passenger lift from the reception area.

RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises are assessed at RV £30,000.

TERMS

The premises are available by way of Full Repairing and Insuring lease and are offered for a term of years to be agreed.

SERVICE CHARGE

Payable for the maintenance and up keep of common areas.

RENT

£25,000 pa

LEGAL FEES

The ingoing tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Full details below.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

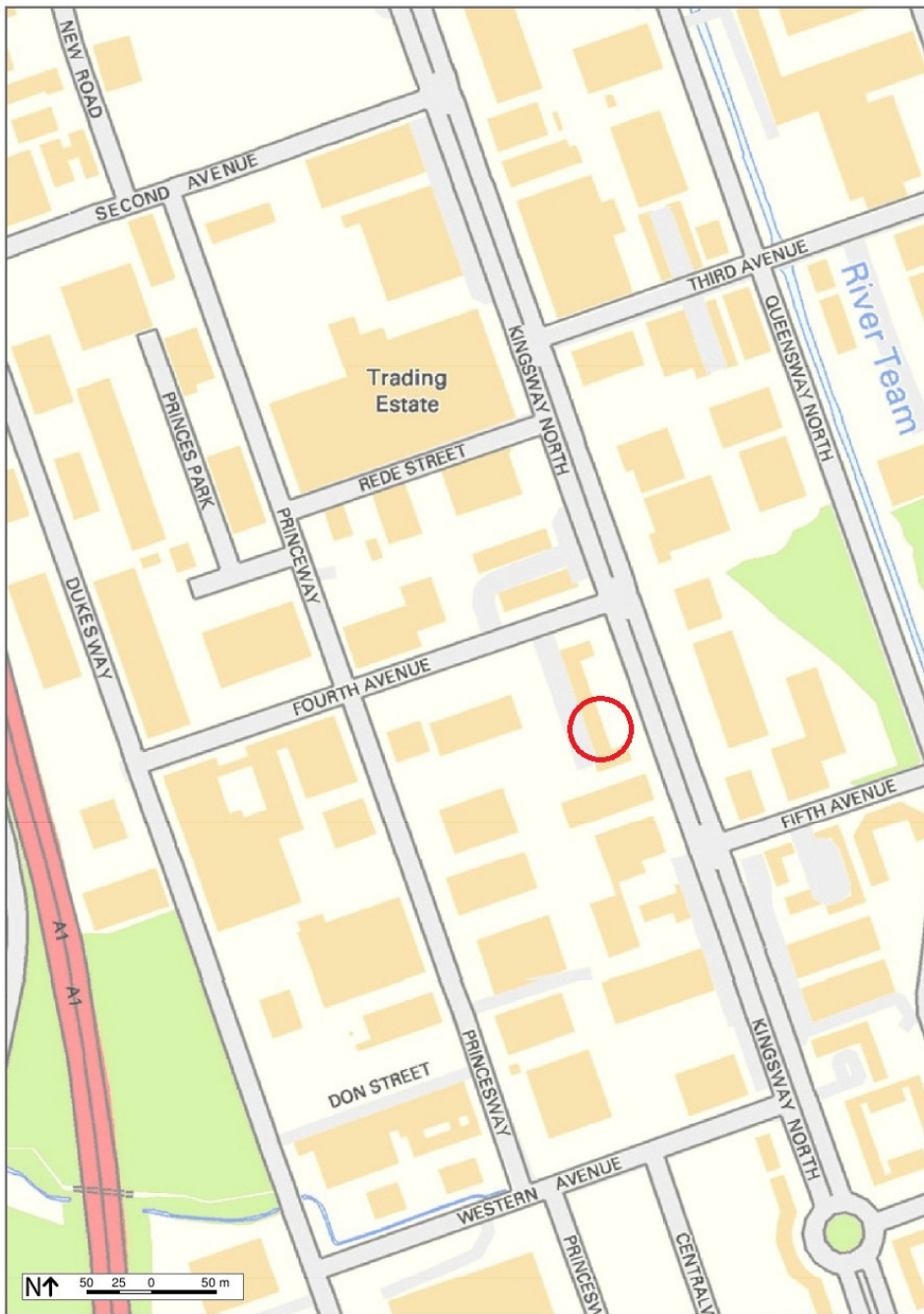
July 2015

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38 Collingwood St, Newcastle upon Tyne, NE1 1JF





Map Information

Scale 1:4774 **Kingfisher House, Kingsway, Team Valley, Gateshead NE11 0JQ**
 Date: 03/07/15
 Reference kingfisher house
 Order No: 1534120



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Energy Performance Certificate

Non-Domestic Building



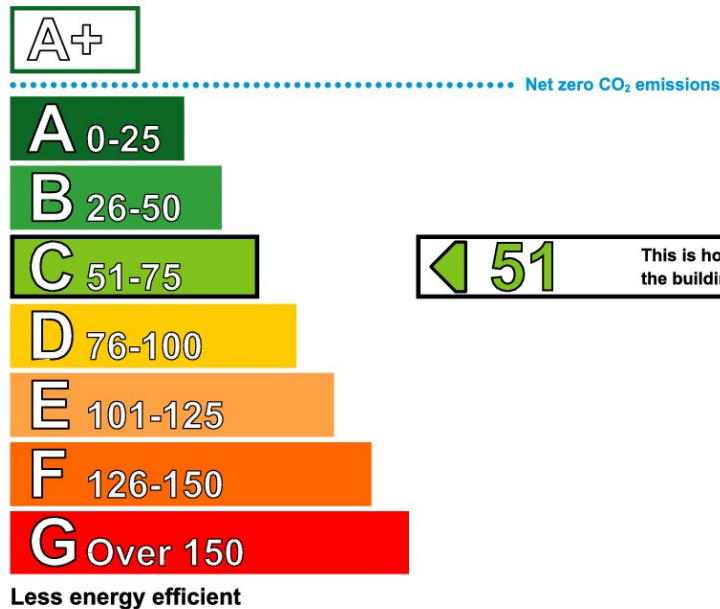
A3 Kingfisher House
Kingsway
Team Valley Trading Estate
GATESHEAD
NE11 0JQ

Certificate Reference Number:
0691-2408-6730-2990-3403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



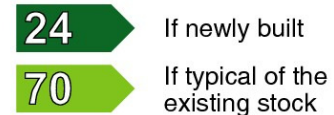
Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 427
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 31.64

Benchmarks

Buildings similar to this one could have ratings as follows:



Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.