

UNRIVALLED LETTING INCENTIVES

- Reduced rent
- Fit out contribution
- Lease liability recognition

TO LET

NEWLY REFURBISHED
OFFICE ACCOMMODATION

GROUND FLOOR SUITE EXTENDING TO
3,983 SQ FT (370.02 SQ M)



THE
ARROW

FIFTH AVENUE, TEAM VALLEY NE11 0NG

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LOCATION

Team Valley Trading Estate is recognised as the North East's principal commercial Business Park incorporating in excess of 6.5m sq ft of industrial, office and retail accommodation.

Gateshead is located to the south of Newcastle on the southern side of the River Tyne with the Team Valley being some 3 miles from Newcastle City Centre. Transport links are excellent as Team Valley lies just off the A1 which in turn links to the A19.

Team Valley is served by good public transport links namely the 91, 93 and 94 buses which operate frequently throughout the day to Gateshead and Newcastle. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

The Arrow is prominently located on Fifth Avenue which is a popular office location on Team Valley.

DESCRIPTION

The property comprises a modern two storey office building providing high quality accommodation. The property provides for a reception area on the ground floor with access to offices off both east and west wings across the first floor. Advanced Business Software and Solutions Limited currently occupy the ground floor.

The available accommodation is situated on the ground floor and benefits from the following specification:

- Suspended ceilings
- LED lighting
- Comfort cooling
- Fully raised accessed floors
- Gas fired central heating system with perimeter radiators
- Passenger lift
- Communal break out areas
- WVC facilities located in the lobby area
- Car parking ratio 1 space per 186 sq ft
- Kitchen facilities

RENT

£7.50 psf.

LEASE TERMS

The property is available by way of new effectively full repairing and insuring lease for a period to be agreed.

EPC

Available upon request.

RATES

On application.

SERVICE CHARGE

There is a service charge and estates charge payable for the building at £3.50 psf, which covers common area costs.

VAT

All figures are exclusive of VAT where chargeable.

COSTS

Each party to bear their own legal and professional costs.



AMENITIES





ACCOMMODATION

The property extends to the following Net Internal Areas:

FLOOR	SQ M	SQ FT
GROUND - WING A	370.02	3,983
TOTAL	370.02	3,983



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RETAIL WORLD

- McDonald's
- M&S Simply Food
- ASDA Living
- Boots
- Bells Fish & Chips
- Costa Coffee
- Bensons for Beds
- Currys PC World
- Halfords
- Mothercare
- New Look

- Harveys
- Mamas & Papas
- Hobby Craft
- TK Maxx
- O2
- Homebase
- Poundland
- Smyths
- SCS
- Sports Direct
- Carpetright

THE VALLEY SHOPPING VILLAGE

- Marshalls
- Papa John's Pizza
- Porcellis
- The Granary
- Simply Cheescake
- Lloyds Bank
- Sim's Kitchen

MAINGATE

- Greggs
- Subway
- Chisolm Bookmakers
- Premier Inn
- O'Briens
- Gym etc.

FOR MORE INFORMATION CONTACT:

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