



# MAYFLOWER HOUSE

GATESHEAD



FIFTH AVENUE | TEAM VALLEY | NE11 0HF

## FOR SALE OR TO LET

Available with full vacant possession from September 2025

**Suites from 3,327 sq ft**

**Whole building 27,987 sq ft**



Location

Mayflower House is located in the amenity rich Team Valley in Gateshead, which is home to 700 businesses.

Within walking distance of Mayflower House there are a number of small retail occupiers providing a good mix of food, shopping and leisure opportunities.

The Team Valley is served by two junctions off the A1 motorway and excellent transport links to the wider North East region. The Valley has excellent public transport links to Newcastle, Gateshead and the wider area with over 34 buses per hour.

Mayflower House is nestled among mature landscaping, with trees and a lawned area adjacent to the River Team.

Drive Times

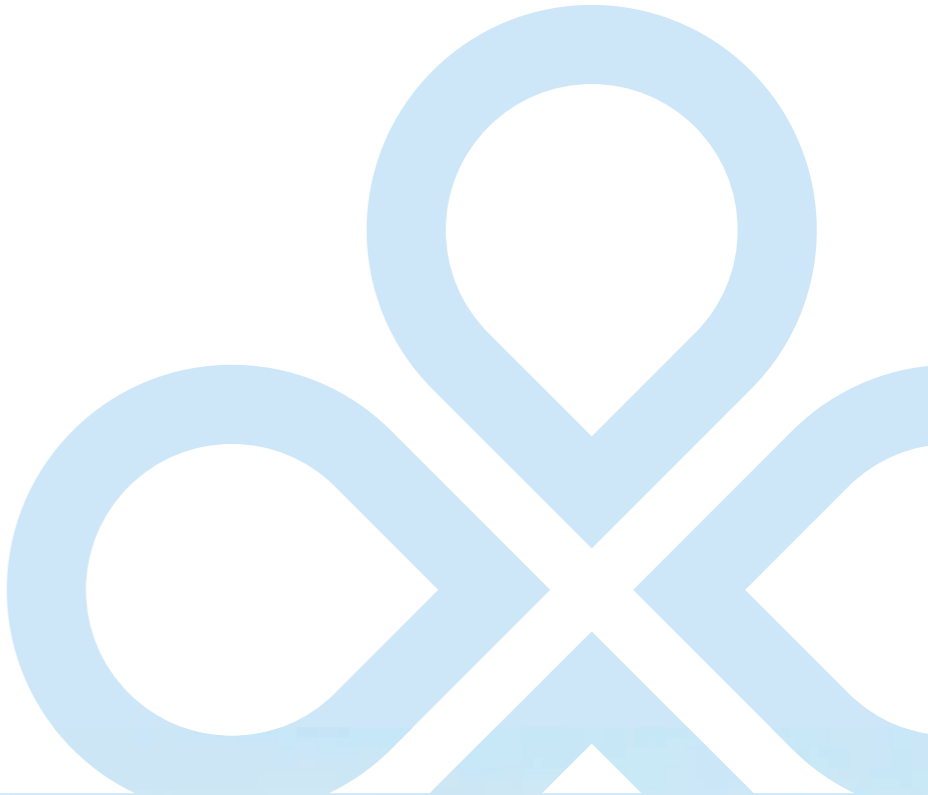
Metrocentre	11 mins
Newcastle City Centre	10 mins
Newcastle International Airport	20 mins
Sunderland	25 mins
Durham	25 mins



Team Valley Amenities

- Maingate**
  - Greggs
  - Subway
  - Chisolm Bookmakers
  - Premier Inn
  - O'Briens
  - Gym
- The Valley Shopping Village**
  - Marshalls
  - Papa John's Pizza
  - Porcellis
  - The Granary
  - Simply Cheesecake
  - Lloyds Bank
  - Sim's Kitchen
- Retail World**
  - M&S Simply Food
  - ASDA Living
  - Boots
  - Bells Fish & Chips
  - Costa Coffee
  - Bensons for Beds
  - Currys PC World
  - McDonald's
  - Halfords
  - Mothercare
  - New Look
  - Harveys
  - Mamas & Papas
  - Hobby Craft
  - TK Maxx
  - O2
  - Homebase
  - Poundland
  - Smyths
  - SCS
  - Sports Direct
  - Carpentright

**Team Valley** offers a superb level of amenities including a Sainsbury's superstore and Retail World.



Retail World



Accommodation

Mayflower House extends to 27,789 sq ft and offers high quality office space over two floors.

Each floor is divided into 2 office suites, separated by the central lift and stair core.

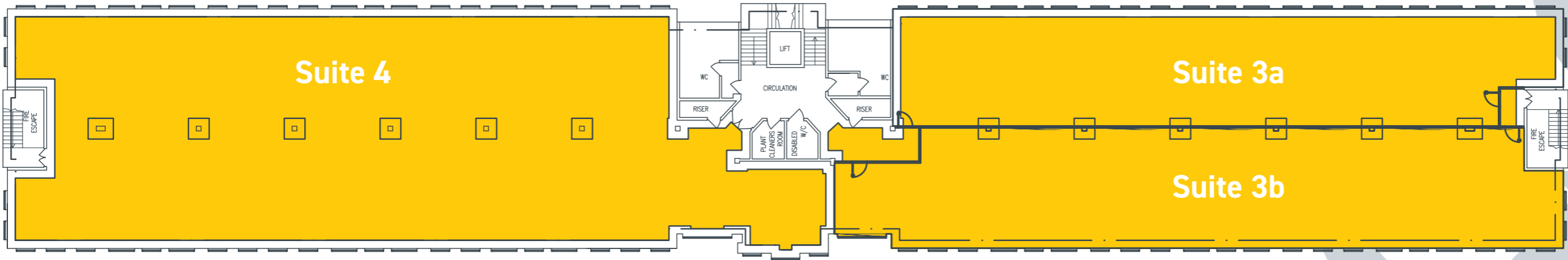
SUITE	SQ M	SQ FT
Suite 1	639.82	6,887
Suite 2	646.60	6,960
Suite 3a	325.06	3,499
Suite 3b	309.08	3,327
Suite 4	678.65	7,305
TOTAL	2,599.21	27,987



Ground Floor

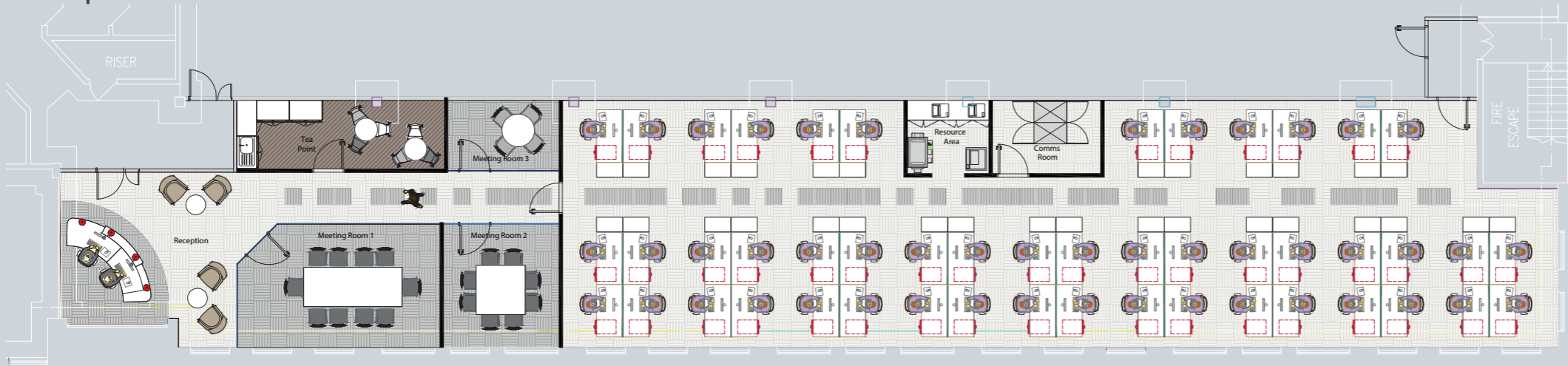


First Floor



First Floor

Suite 3b Space Planner



## Price

Offers in excess of £950,000 for our clients  
Long Leasehold interest.

Title - 125 year long leasehold interest  
from 28 December 1989 at a peppercorn  
rent, expiring 27 December 2114.

## Rent

Rent on application.

## VAT

All figures quoted within these terms are  
exclusive of VAT where chargeable.

## Business Rates

Interested parties are advised to make  
their own enquiries to Gateshead Council.

## Service Charge

An estate service charge is payable  
towards the maintenance and repair  
of the wider estate. Details available  
upon request.

## Legal Costs

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

## EPC

Rating: B(50).

## Anti Money Laundering Regulations

In accordance with the UK Government's  
5th Anti-Money Laundering Directive,  
counterparty due diligence will be  
required on the purchasing individual/  
company including proof of identity for  
any beneficial owners.





# MAYFLOWER HOUSE

GATESHEAD

FIFTH AVENUE | TEAM VALLEY | NE11 0HF



## PLEASE CONTACT



### PATRICK MATHESON

T: 0191 594 5015

M: 07796 192 356

[patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

### NATHAN DOUGLAS

T: 0191 594 5002

M: 07790 931 318

[nathan.douglas@knightfrank.com](mailto:nathan.douglas@knightfrank.com)

**PARKER KNIGHTS**  
REAL ESTATE

0191 649 8924  
[parkerknights.co.uk](http://parkerknights.co.uk)

### MICHAEL DOWNEY

T: 0191 649 8924

M: 07711 767 423

[mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

### CAROLYN RIDLEY

T: 0191 649 8924

M: 07437 911 193

[cridley@parkerknights.co.uk](mailto:cridley@parkerknights.co.uk)

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Brochure: July 2025.