

PARKER KNIGHTS

REAL ESTATE



**B4 MARQUIS COURT, TEAM VALLEY TRADING ESTATE,
GATESHEAD, NE11 0RU**



ABOUT

DESCRIPTION

A two storey, self contained mid-terraced office building extending to 1,243.2 sq ft located on the popular Team Valley Trading Estate available for sale with vacant possession.

The property comprises two floors, which have been partitioned in to smaller offices.

Specification includes:

- Suspended ceilings
- Gas panel radiators
- Upper floor air conditioning
- Kitchen facilities
- EV charging

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

| Floor | SQ FT |
|--------|---------|
| Ground | 546.8 |
| First | 696.4 |
| Total | 1,243.2 |

EPC

Rating: To be reassessed

CAR PARKING

6 car parking spaces including EV charging

ESTATE S.C.

Estate S.C. for this year is £1,585.20, payable quarterly

BUSINESS RATES

Rateable Value from April 2026: £15,000

TERMS

ASKING PRICE

£125,000

TENURE

Long Leasehold title expiring 21st February 2115
Title Number: TY561357

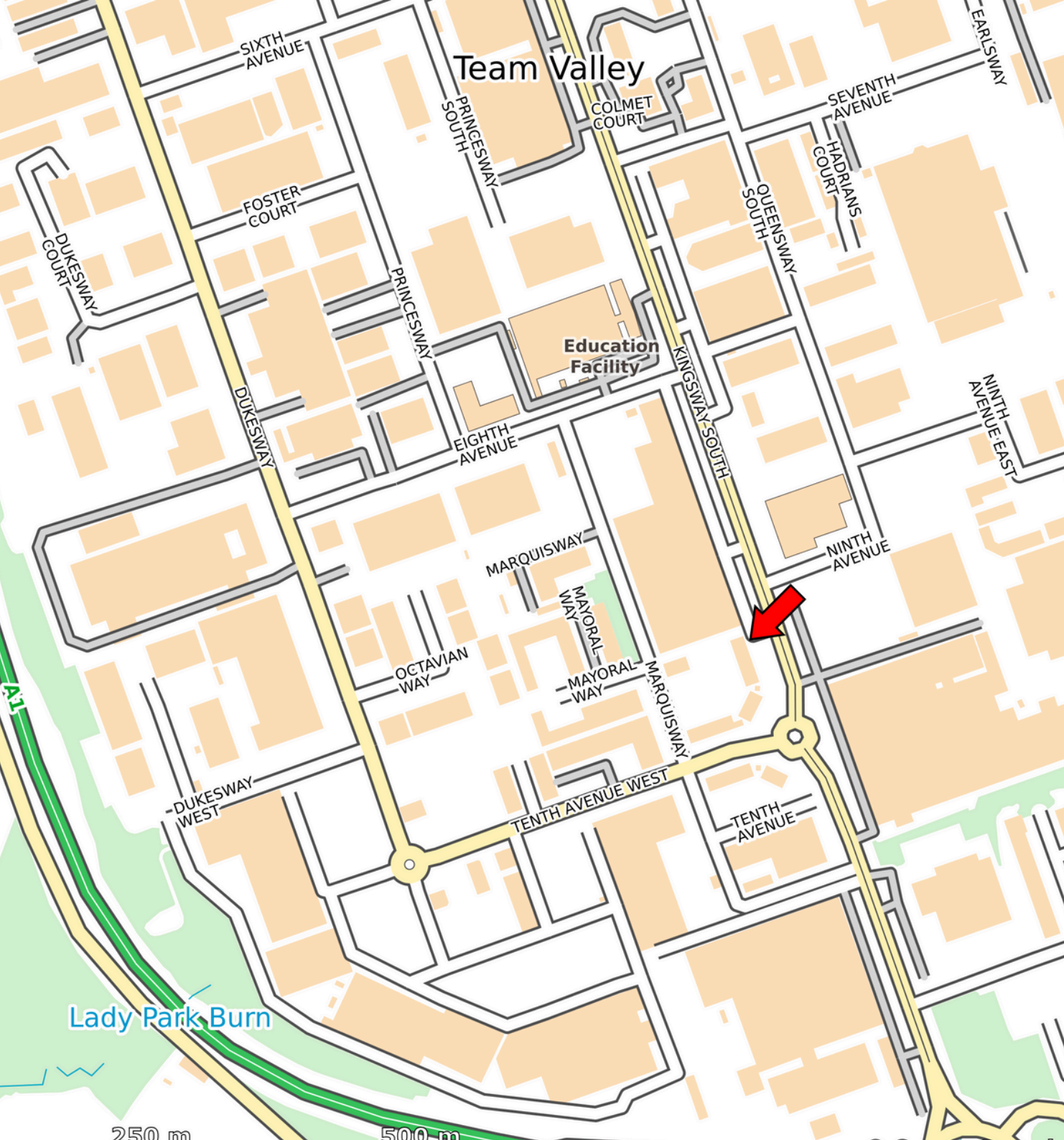
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

VAT is applicable on top of the purchase price





LOCATION

Marquis Court occupies a prominent position within the popular Team Valley, Gateshead.

The office development is located just off Kingsway South, offering direct access to the A1(M) and is well served by regular bus services, making it easily accessible for commuters.

The property is close to Team Valley Retail World, Sainsbury's Superstore, cafés, restaurants, and gyms, providing a range of convenient amenities nearby.

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CONTACT

AGENT DETAILS

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