

PARKER KNIGHTS

REAL ESTATE



DERWENT HOUSE, LAKESIDE COURT, FIFTH AVENUE,
TEAM VALLEY TRADING ESTATE, GATESHEAD, NE11 0NL



ABOUT

DESCRIPTION

Modern office building located on the well presented Lakeside Court with the first floor now available following full refurbishment.

The property benefits from a communal entrance shared with the ground floor occupier and suite specification includes:

- LED panel lighting
- Kitchen
- Air conditioning
- Raised access floors
- New carpets
- Partitioned meeting rooms/offices

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
First	2,509
TOTAL	2,509

EPC

Rating: C

ASKING RENT

£25,000 per annum

SERVICE CHARGE

£2.03 psf including Estate S.C.

BUSINESS RATES

Rates payable from April 2026: c. £4.00 psf. Further enquiries should be made to the local council

UTILITIES

Gas and electricity sub-metered

TERMS

CAR PARKING

10 spaces

TENURE

New lease available

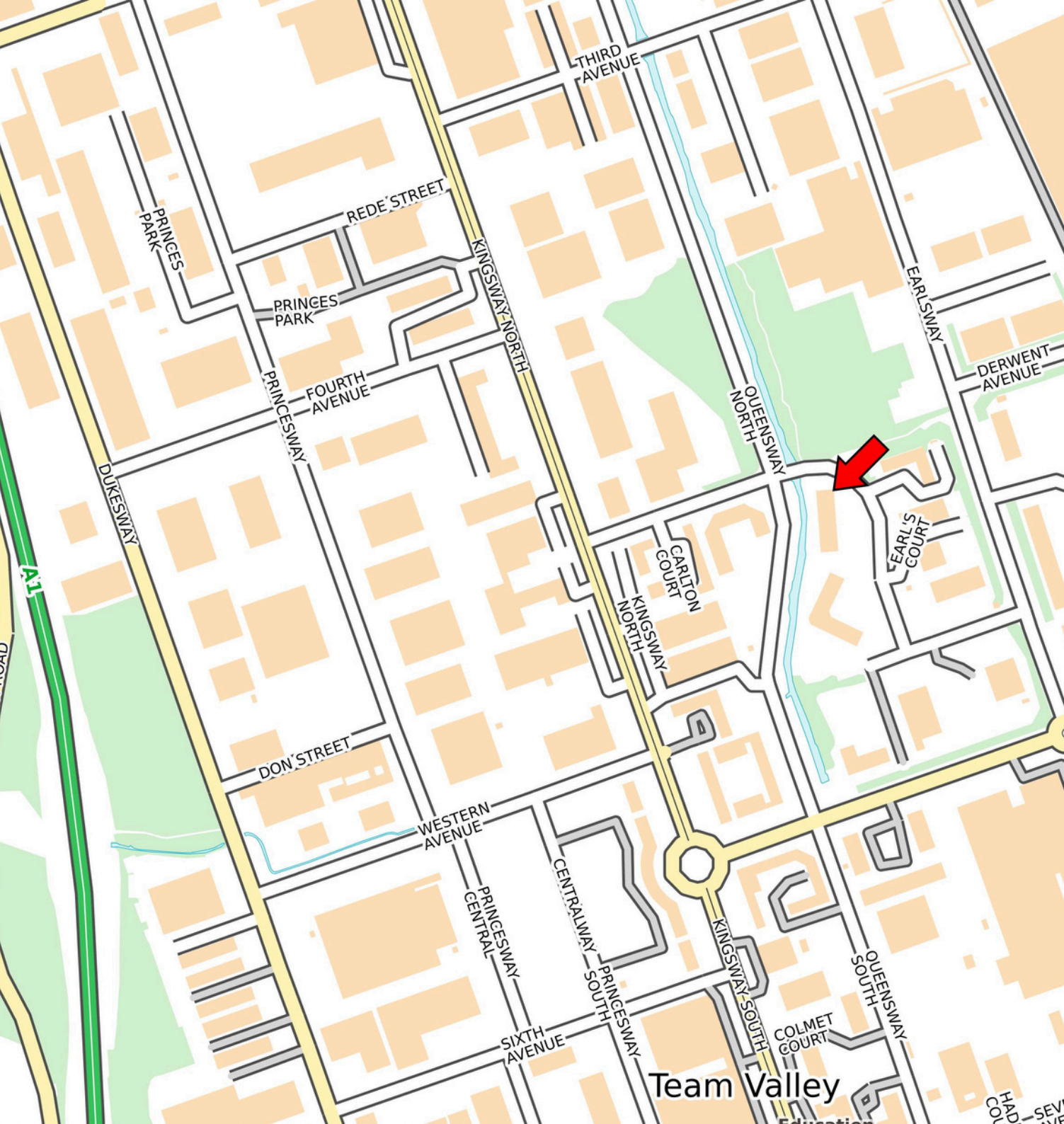
LEGAL COSTS

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

VAT

The rent is exclusive of VAT where chargeable





LOCATION

Lakeside Court occupies a prime position within the popular established Team Valley Trading Estate. The property is prominently situated on Fifth Avenue, offering direct access to the A1(M) and excellent connectivity to the wider regional road network.

The estate is well served by frequent bus services providing regular connections to Gateshead, Newcastle upon Tyne and surrounding areas. A range of local amenities is available nearby, with Team Valley Retail Park located in close proximity, offering shops and food outlets.

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CONTACT

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