



TO LET

**Endeavour House
Seventh Avenue
Team Valley
Gateshead
NE11 0JW**

Part Ground Floor & Part First Floor Offices

Specification

INCENTIVES AVAILABLE SUBJECT TO LEASE TERMS

- Good access to A1
- On site parking
- Rent £10.50 per sq ft
- Modern office accommodation

Location

The property is located on Seventh Avenue, which is accessed via Queensway South and Kingsway.

The Team Valley extends to over 700 acres and in-excess of 600 companies, local and multi national, employ more than 17,000 people. It is an established location for office, industrial, retail and leisure occupiers.

The estate generally has excellent road access to the A1 Western Bypass, Newcastle Airport, Gateshead Metro Centre and Newcastle Business Park are all within easy reach.

Description

The property comprises of a two storey semi-detached office building. Access is via a shared/common ground floor entrance/lobby. The building is split into 4 No office suites with there being disabled WC on the ground floor and separate ladies and gents WC facilities and kitchen on the first floor.

There is a designated car parking for tenants and visitors located to the front and side of the building.

Accommodation

Part Ground Floor Suite 1	106 sq m	(1,139 sq ft)
Part Ground Floor Suite 2	216 sq m	(2,328 sq ft)

Tenure

The suites are available via new full repairing and insuring leases for a minimum term of 6 years subject to a rent review in year 3

Part Ground Floor Suite 1	£11,950 per annum exclusive
Part Ground Floor Suite 2	£24,450 per annum exclusive

Rating Assessment

The Rateable Value of the suites are as follows: -

Part Ground Floor Suite 1	£11,250
Part Ground Floor Suite 2	£23,500

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

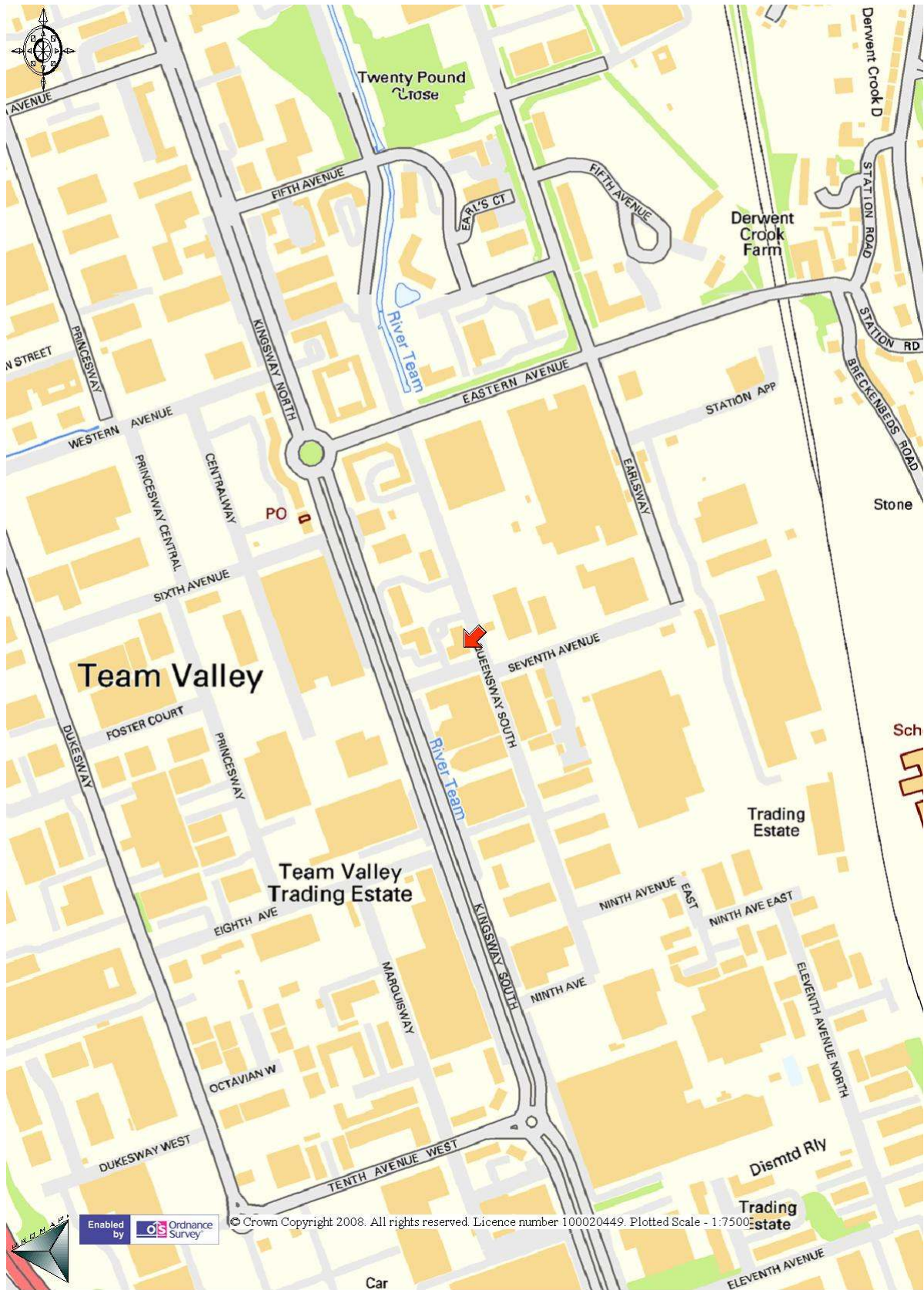
VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract



Conditions under which these particulars are issued

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