

# TO LET

**Open Plan Air Conditioned**

**First Floor Unit 1 Derwent Court  
Earlsway  
Team Valley  
Gateshead  
NE11 0TF**



- **Good access to A1.**
- **Generous on-site parking allocation**
- **Air conditioned & IT cabling insitu.**
- **Good natural light.**
- **Modern office accommodation.**
- **Fully self-contained with WC, staff & storage accommodation.**
- **Ready for immediate occupation**

## LOCATION

The property is located on the eastern side of Earlsway, on the northern end of Team Valley.

## DESCRIPTION

The first floor is accessed via a shared ground floor lobby with electronic door entry system.

The accommodation comprises of a main open plan office space with 2 no partitioned offices / meeting rooms off. There is a kitchen, store and WC on the 1<sup>st</sup> floor with further shared WC's on the ground floor.

There is a generous onsite parking allowance – specific parking bays will be allocated.

## ACCOMODATION

Total 156.63 sq m (1,686 sq ft)

## TENURE

The offices are available via new a full repairing and insuring sub lease for a term of years to be agreed at a commencing rent of £9,500 per annum exclusive. Rental incentives available subject to status and lease terms.

## RATING ASSESSMENT

The Rateable Value of the suite is to be assessed (estimated at £9,500).

## LEGAL COSTS

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

## EPC

To be confirmed.

## VAT

All figures quoted are exclusive of VAT where chargeable.

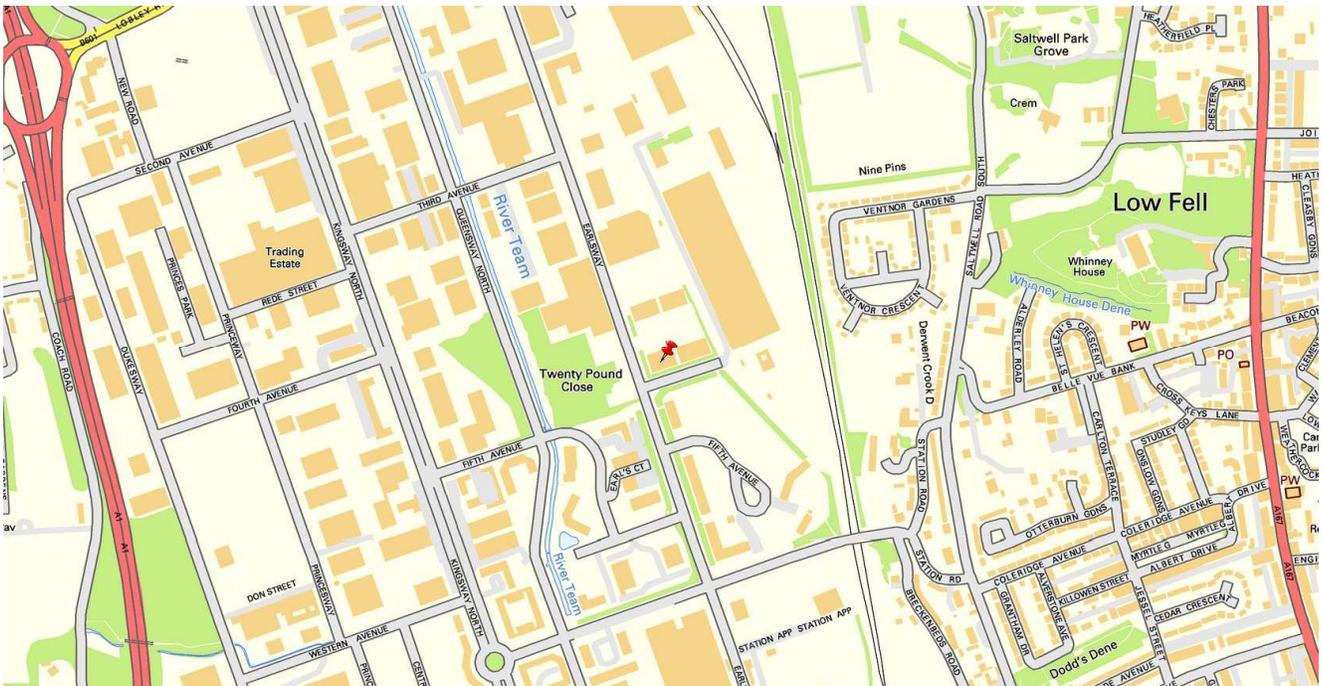
## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment through sole agents, Johnson Tucker LLP. Please contact Gary Robinson on 0191 269 7890 or [garyr@johnsontucker.co.uk](mailto:garyr@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

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