



TO LET

Kingsway North, Team Valley,
Gateshead NE11 0JH

MERIDIAN HOUSE

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Highly Prominent Warehouse and Office Premises 3,231 sq m (34,780 sq ft)

SITUATION

The property is located within Team Valley Trading Estate, the North East's busiest and premier commercial estate, that covers a total area of approximately 238 hectares and provides in excess of 650,000 m² of commercial accommodation.

The estate is 4.5 miles south of the Newcastle upon Tyne and has direct access onto the A1, linking the North and Scotland with the Midlands and South.

The property is extremely prominent on Kingsway North, the main thoroughfare through Team Valley and in close proximity to Maingate, a mixed use development comprising retail, office and hotel. A family pub is 200 metres away whilst public transport access is outside the property



DESCRIPTION

The property has undergone complete refurbishment recently to include new carpets and painting throughout and provides a detached self-contained industrial office premises of steel portal frame construction with brick / block walls and insulated clad panels above and to the roof.

The premises has a reception area with a mix of open and cellular offices together with meeting rooms and W/C facilities over two floors fitted to a high standard including double glazed windows, gas central heating throughout and air conditioning. There are 60 car parking spaces together with a fenced enclosed yard with two loading doors. The eaves height extends to 6m.

ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a gross internal basis.

| | SQ M | SQ FT |
|---------------------------------|-----------------|-----------------|
| Reception/Lobby | 36.73 | (395) |
| Ground Floor Production/Offices | 2,606.91 | (28,060) |
| First Floor | 587.65 | (6,325) |
| Gross Internal Area | 3,231.29 | (34,780) |



TERMS

The property is available on a new lease on FRI terms for a term to be agreed.

RENT

£200,000 per annum exclusive.

SERVICES

All main services are connected to the premises none of which have been tested or warranted.

EPC

An EPC is available upon request.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as 'Factory and Premises' Rateable Value (2017 List) £181,000.

VAT

All figures quoted are exclusive of VAT where chargeable.

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