



MERLIN HOUSE, TEAM VALLEY

Princes Park, Princesway North, Team Valley, Gateshead, NE11 0NF

STANDALONE MODERN OFFICE

988.39 SQ M (10,639 SQ FT)

FOR SALE / TO LET

Bradley Hall

DESCRIPTION

Merlin House is a prominent, purpose-built four-storey office building situated in the heart of Team Valley, one of the North East’s most established commercial locations. The property is offered with vacant possession and provides a flexible, well-proportioned layout suited to a wide range of occupiers.

The building features generous open-plan office floors complemented by smaller private office suites and dedicated meeting rooms, allowing teams to configure the space around their operational needs. Two modern kitchens and breakout areas support staff wellbeing and create natural hubs for collaboration.

Externally, Merlin House benefits from ample on-site car parking, a key advantage for businesses seeking convenience for employees and visitors.

This is a strong opportunity for an owner occupier or investor to acquire or lease a high-quality office building in a well-connected, highly sought-after business location.

USE

Use Class E

EPC RATING

B(50)

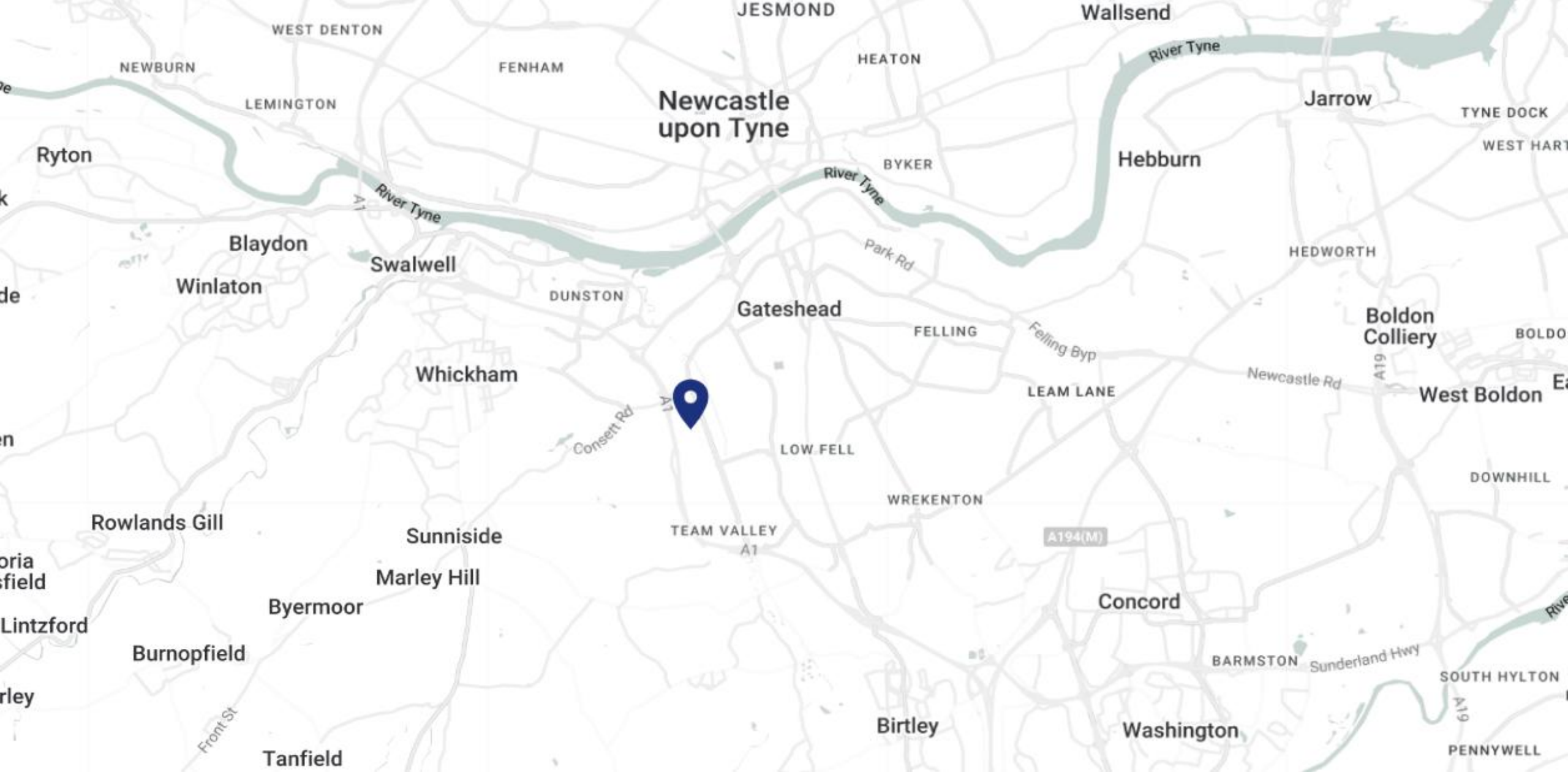
KEY SPECIFICATION

- Located within the established Team Valley Trading Estate
- CAT B fitout
- On site car park, c50 bays
- 3 minute drive to the A1(M)
- Under 10 minute drive to the Metrocentre
- 15 minute drive the Newcastle city centre
- Available for sale or to lease
- Two stylish kitchens and breakout areas
- Open plan floorplates with cellular suites and meeting rooms
- Passenger lift
- Shower facilities

MEASUREMENTS (NIA)	SIZE (SQ M)	SIZE (SQ FT)
Ground floor	310	3,337
First floor	307.97	3,315
Second floor	293.01	3,154
Third floor (storage)	77.38	833
TOTAL	988.36	10,639



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TERMS

Sale: The property is available by way of long leasehold for £950,000 (Nine Hundred and Fifty Thousand Pounds).

125 years from 19th September 2001.

Lease: The property is available as a whole for or in part with terms to be negotiated from £9.00 psf.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

We are advised that the rateable value of the premises is £83,500. The estimates Business Rates are £40,080 per annum. However, interested parties should confirm the current position with the Local Authority.

VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

CONTACT

Lucy Mouter

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Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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