

TO LET

UNIT 6 VANCE BUSINESS PARK

GATESHEAD NE11 9NE

MODERN OFFICE UNIT

105.9 SQ M (1,140 SQ FT)

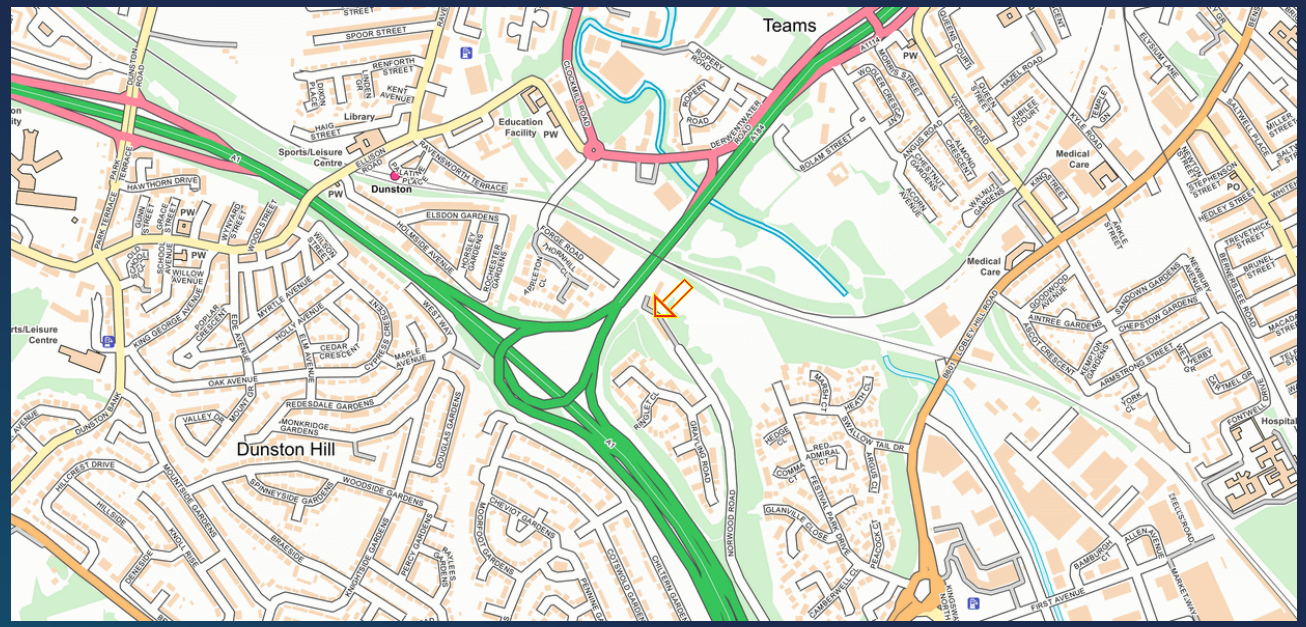
Bradley Hall

DESCRIPTION

6 Vance Business Park comprises a modern two-storey office building situated near the established Team Valley business location.

The property provides office accommodation arranged over ground and first floor levels, offering a flexible working environment suitable for a range of occupiers. Internally, the accommodation benefits from kitchen facilities, WC provision, heating and cooling, LED lighting and carpeted flooring, together with secure access.

Externally, the property benefits from allocated on-site car parking.



KEY SPECIFICATION

- Two-storey office accommodation
- Near established Team Valley
- Kitchen Facilities
- Allocated parking on site
- Excellent access to the A1 and A184
- Rent: £11,000 per annum
- Extended rental incentives available

6 Vance Business Park	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	48.6	523
First Floor	57.3	617
TOTAL	105.9	1,140

LOCATION

Vance Business Park is situated near the well-established Team Valley trading estate in Gateshead, one of the principal commercial locations in the North East.

The property occupies a convenient position approximately 3.6 miles south of Newcastle city centre and benefits from excellent accessibility to the wider Tyneside conurbation. Vance Business Park provides convenient access to the A1(M) and A184, connecting with Newcastle, Gateshead, Sunderland, Durham and the wider regional road network.

The surrounding area is home to a wide variety of office, industrial, retail and trade occupiers, with a good range of amenities available throughout Team Valley.



TERMS

The property is available via way of new lease at £6,000+VAT per annum subject to terms. Extended rental incentives available.

VAT

The property is elected for VAT.

EPC

E (111)

RATING

The ground floor has a rateable value of £5,600 meaning the estimated rates payable are £2,794.4. The first floor has a rataeble value of £5,600 meaning the estimated rates payable are £2,794.4

VIEWING

For all viewings and general enquiries please contact Bradley Hall Newcastle.

CONTACT

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Bradley Hall



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