



TO LET

UNIT 4 VANCE BUSINESS PARK

GATESHEAD NE11 9NE
GROUND FLOOR OFFICE UNIT
48.24 SQ M (519 SQ FT)

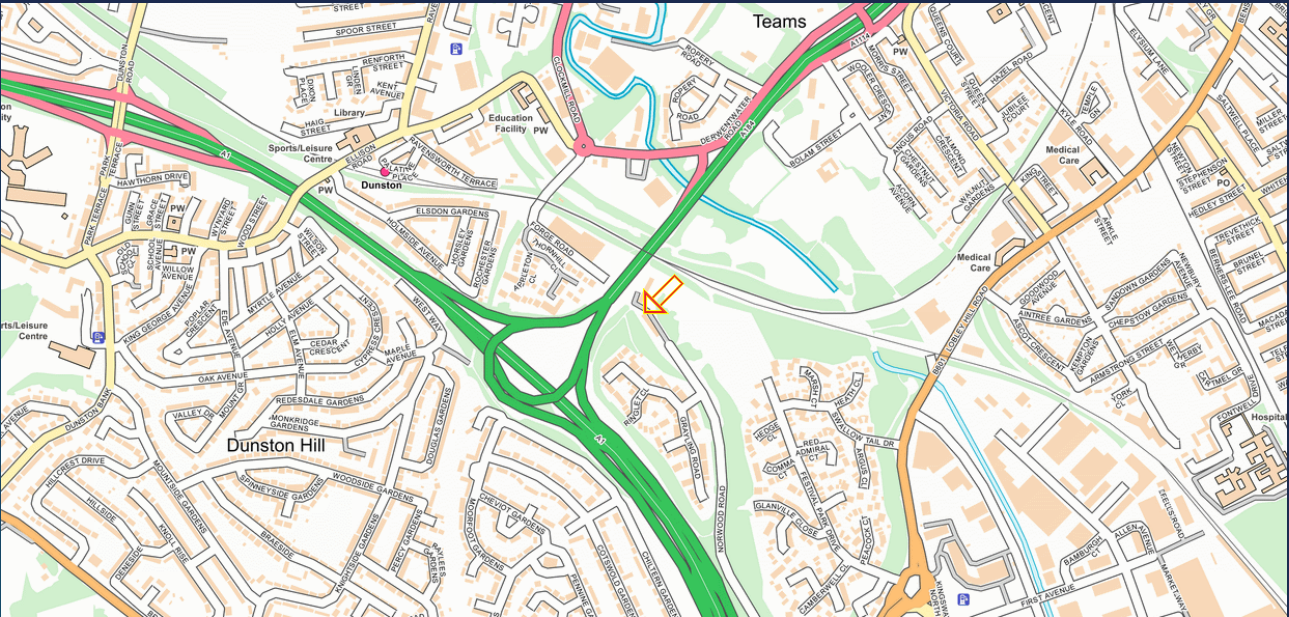
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DESCRIPTION

4 Vance Business Park comprises a modern ground floor office suite situated near the established Team Valley business location.

The suite offers a flexible working environment suitable for a range of occupiers. Internally, the accommodation benefits from kitchen facilities, WC provision and carpeted flooring, together with secure access.

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



KEY SPECIFICATION

- Ground floor office accommodation
- Near established Team Valley
- Kitchen Facilities
- Allocated parking on site
- Excellent access to the A1 and A184
- Rent: £5,500 per annum

4 Vance Business Park	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	48.24	519

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 £5,500+VAT per annum subject to terms.

VAT

The property is elected for VAT.

EPC

C (69)

RATING

The ground floor has a rateable value of £6,800 meaning the estimated rates payable are £3,393.3.

VIEWING

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

CONTACT

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