

- First floor self-contained office accommodation
- Net internal area 255 sq. m. (2,745 sq. ft.)
- Unique opportunity to acquire office premises with no purchase price
- Long Leasehold - Approximately 87 years unexpired
- Excellent on-site parking for up to eight vehicles
- Prominent Team Valley location with excellent transport links
- Genuine disposal due to vendor's permanent relocation overseas
- Vendor purchased the property for £135,000 in 2020
- Previously generating rental income of £24,000 per annum
- Service charge circa £12,000 per annum



**Suite C4, Kingfisher House,
Kingsway North, Team Valley,
Gateshead NE11 0JQ**

**Long Leasehold Office
Price: Nil Premium**

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Location

Kingfisher House occupies a prominent position on Kingsway North within the established Team Valley Trading Estate, one of the North East's premier commercial and business locations. The estate is home to a wide range of national, regional and local occupiers, generating substantial daily business activity and providing an excellent working environment.

The property benefits from excellent transport links, being situated just off the A1(M) and A692, providing convenient access to Newcastle upon Tyne, Gateshead, Durham and the wider regional motorway network. Newcastle City Centre is approximately 4 miles to the north, while Newcastle International Airport is readily accessible via the A1.

Description

Suite C4, Kingfisher House comprises a substantial first-floor office suite extending to approximately 255 sq m (2,744.8 sq ft). The property is accessed via a dedicated ground-floor entrance, providing occupiers with an exclusive and self-contained presence within the building. The accommodation is well presented throughout and offers a highly versatile layout comprising two spacious open-plan consulting/training areas, nine private offices or consultation rooms, a welcoming reception area, kitchen facilities and male and female WC accommodation.

The suite benefits from excellent levels of natural light, suspended ceilings incorporating LED lighting, comfort cooling, and a mixture of carpeted and laminate flooring throughout.

The layout is particularly well suited to a variety of occupiers including professional services, training providers, healthcare operators, educational users, and office-based businesses seeking a combination of open-plan and cellular accommodation. Externally, the property benefits from ample on-site car parking for both staff and visitors.

Sale Background / Exceptional Opportunity

Our client purchased the property in 2020 for occupation by his own business. Following the successful sale of that business, the purchaser took a lease of the premises and currently pays a rent of £24,000 per annum. The tenant has now served notice and is due to vacate in December 2026, after which the property will be available with full vacant possession. The vendor is relocating overseas and is not seeking to retain ownership of the property. As such, this presents a genuine and highly unusual opportunity to acquire a substantial self-contained office suite, with the seller's primary objective being to dispose of the asset rather than continue to incur the ongoing responsibilities associated with ownership, including service charge and vacant property costs.

The property will appeal equally to owner-occupiers seeking quality office accommodation in a prime Team Valley location and investors looking to acquire an asset capable of generating a rental income, with the most recent passing rent being £24,000 per annum. Please note that any purchaser will be subject to approval and the standard due diligence requirements of the head freeholder.

Floor Area

255 sq. m. (2,744.8 sq. ft.)

Parking

The lease states to park no more than 8 private motor vehicles.

Price

Nil premium

Tenure

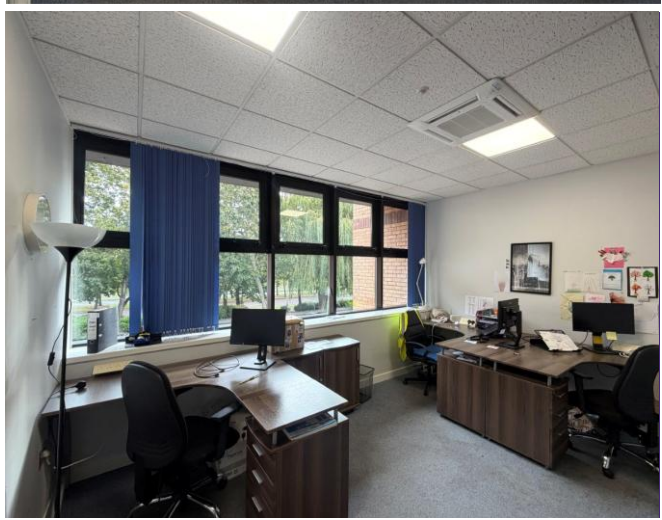
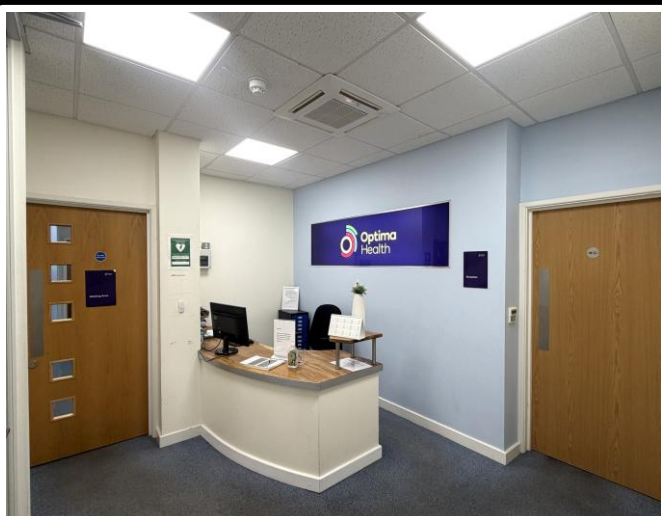
Long leasehold - Term : 125 years (less the last three days) from 31 March 1989



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Service Charge

The current service charge is circa £12,000 per annum, subject to review and variation in accordance with the terms of the lease.

Ground Rent / Insurance

There is no insurance or ground rent payable.

Rateable Value

The 2026 Rating List entry is Rateable Value £25,000

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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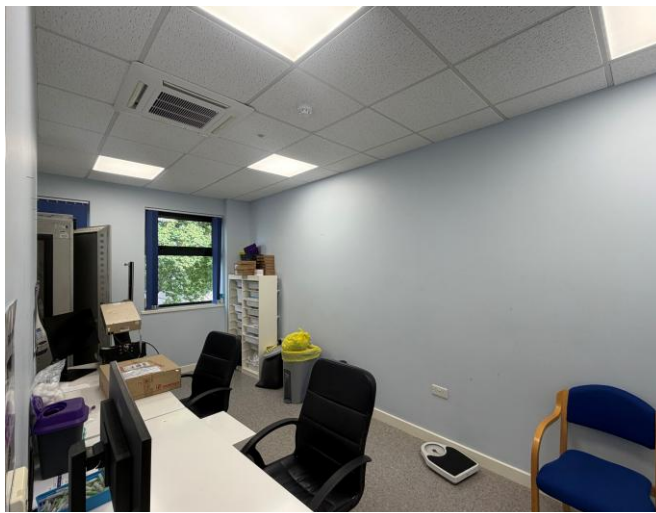
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The Property
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