

**Lot 43, A4 Kingfisher House, Kingsway North, Team Valley Trading Estate, Gateshead,
Tyne & Wear NE11 0JQ**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Virtual Freehold Office Space Investment

- Let to Education Development Trust (Registered Charity)
- Comprises a Large Open Plan Office Space
- Located on the well established Team Valley Trading Estate
- Full Repairing and Insuring Lease
- Neighbouring Occupiers include Dulux Decorator Centre, UPS, Enterprise House, 5th Avenue Business Park, and Sports Direct
- Guide Price at an Attractive 56% Gross Yield
-

Lot

43

Auction

15th May 2025

Rent

£28,000 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south of Newcastle City Centre, 15 miles north of Durham

Roads

A1, A692, B1426

Rail

Percy Main Metro, Newcastle Rail

Air

Newcastle International Airport

Situation

Kingfisher House is situated on the east side of Kingsway North at its junction with Fourth Avenue in the well established Office and Industrial location in Team Valley Trading Estate.

Kingsway North is the Principle Avenue that bisects North to South, the busy and well established Team Valley Trading Estate which benefits from being immediately adjacent to the A1, Great North Road.

Tenure

Long Leasehold. Held for a term of 125 years from 31st March 1989 until 2114 at a fixed peppercorn rent.

EPC

Band C

Description

The property comprises an attractive first floor office suite within a multi-occupied office development.

The property is registered under Title Number TY25093 and is accessed via a communal reception area.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Note

An interest declared pursuant to s21. of The Estate Agents Act 1979.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
First	Office	374.60 (1)	(4,032) (1)	EDUCATION DEVELOPMENT TRUST (CRN: 00867944) (2)	3 years from 29/09/2023 until 28/09/2028	£28,000

(1) The floor areas stated are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/2098678000>

(2) The Tenant has occupied the property since at least March 2017. Education Development Trust (CRN: 00867944) are a charity registered under Charity Number 27091 and practice to improve Education System around the world, see edt.org. For the year ended 31st August 2024, Education Development Trust reported an income of £80,388,000 and Total Funds of £24, 283, 000., (Source: Annual Report 2023/2024 as Published at Companies House on the 23rd April 20245).

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2024