



## **Bell Business Centre Seventh Avenue, Gateshead, NE11 0JW**

**£170**

Office Accommodation to rent in Gateshead, available immediately

Bell Estate agents welcome to the market this central office accommodation. Set in a prime location on Kingsway in the heart of the popular Team Valley Trading Estate. Kingsway is the primary route through the Team Valley, which also provides access to the A1 Western Bypass. Valley House is a two-storey property set within its own grounds benefitting from good car parking facilities and a relatively modern fit out throughout.

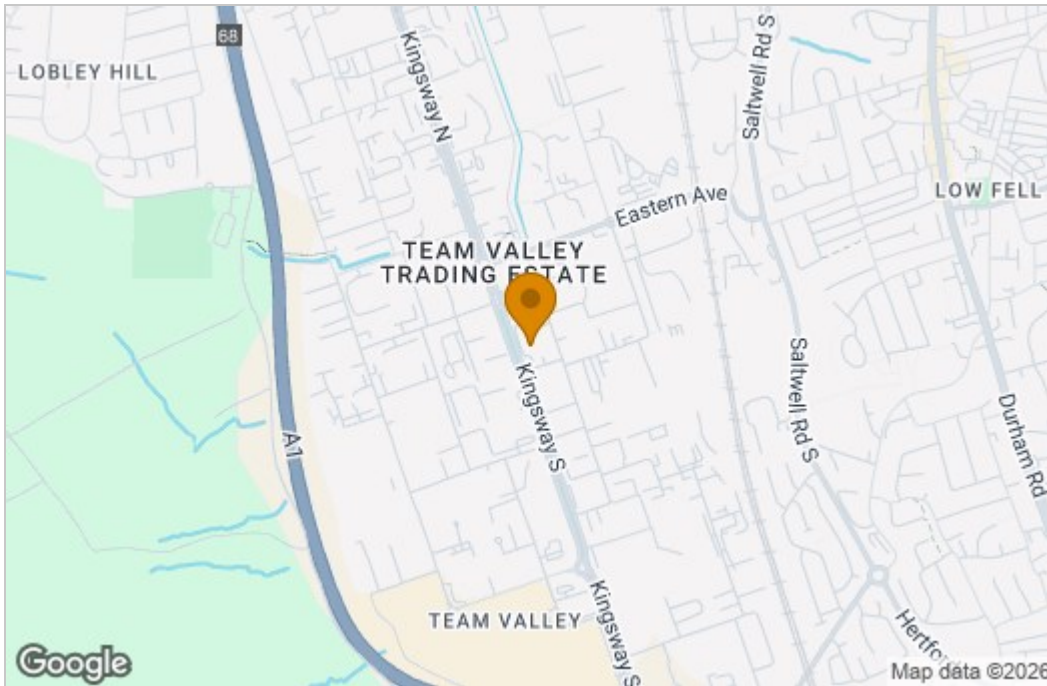
The office has a shared kitchen and breakout area. There is 24 hour access and free parking onsite



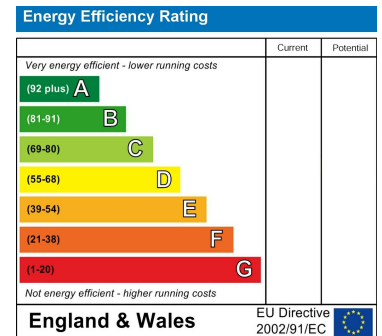
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.