For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





Virtual Freehold Office Space Investment

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acuitus Real Estate Auctioneering & Investment

Property Information

Virtual Freehold Office Space Investment		Location		Description	
 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 		Miles Roads Rail Air	2 miles south of Newcastle City Centre, 15 miles north of Durham A1, A692, B1426 Percy Main Metro, Newcastle Rail Newcastle International Airport	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.	
• Lot 43	Auction 15th May 2025		House is situated on the east side of Kingsway North at its junction Avenue in the well established Office and Industrial location in Team ng Estate.	VAT is not applicable to this lot. Octopus Bridging Loan for Buyers	
Rent £28,000 per Annum Exclusive	Status Available	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.		Note	
Sector Office	Auction Venue Live Streamed Auction	0	shold. Held for a term of 125 years from 31st March 1989 until 2114 at percorn rent.	An interest declared pursuant to s21. of The Estate Agents Act 1979.	
		EPC Band C			

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Tenancy & Accommodation

Floor		Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
First	Offfice	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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Virtual Freehold Office Space Investment



Acuitus Red Estate Auctioneering & Investment

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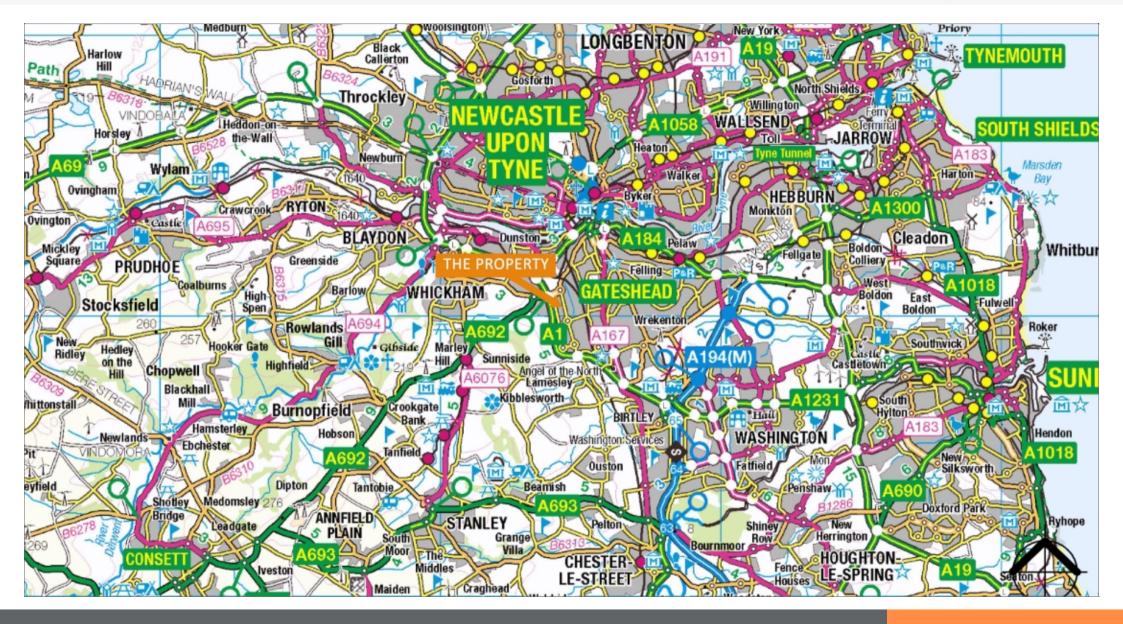


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