



## High Quality Prominent Industrial Unit

25,123 ft<sup>2</sup> (2,333m<sup>2</sup>)

- Modern unit
- Prominent position on Kingsway
- Ample car parking
- Available April 2022

For further information please contact:

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## TO LET

Unit 16 Princes Park, Team Valley,  
Gateshead, NE11 0NF

### Location

The premises occupy a prominent position on Kingsway, the main thoroughfare of Team Valley. Team Valley is a North East premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead Town Centre. The estate benefits from direct access from two junctions of the A1(M) motorway.

Team Valley success as an industrial and commercial location is directly down to its position in the centre of the regional motorway network providing excellent road access to other parts of the North East and other major centres throughout the United Kingdom.

### Description

The property is of steel portal frame construction with brick and block walls to a height of 2m with profile metal cladding above. The unit also benefits from a dual pitched fully insulated profile metal roof incorporating translucent panels.

Internally the warehouse benefits from concrete floors throughout, LED lighting, warm air blower heaters and an eaves height of approximately 6m.

To the front elevation is the two-storey office and service block providing a mixture of open plan and cellular office accommodation which provides suspended ceilings, category 2 lighting, gas central heating, carpeted throughout with double glazed windows. There are male, female and disabled WC facilities.

Access to the property is provided by two

loading doors which open out onto a concrete yard. There is good car parking provided to the front of the premises.

### Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition).

	M <sup>2</sup>	Ft <sup>2</sup>
Reception	57.57	620
Two storey offices	417.22	4,490
Warehouse	1,859.03	20,011
<b>Total GIA</b>	<b>2,333.81</b>	<b>25,123</b>

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£169,600 per annum exclusive.

### Rateable Value

The Valuation Office Agency website described the property as 'Warehouse and Premises'.

Rateable Value 2017 List: £116,000.

### EPC

An EPC is available upon request.

### Legal Costs

Each party will bear their own legal and professional costs incurred in the transaction.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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### VAT

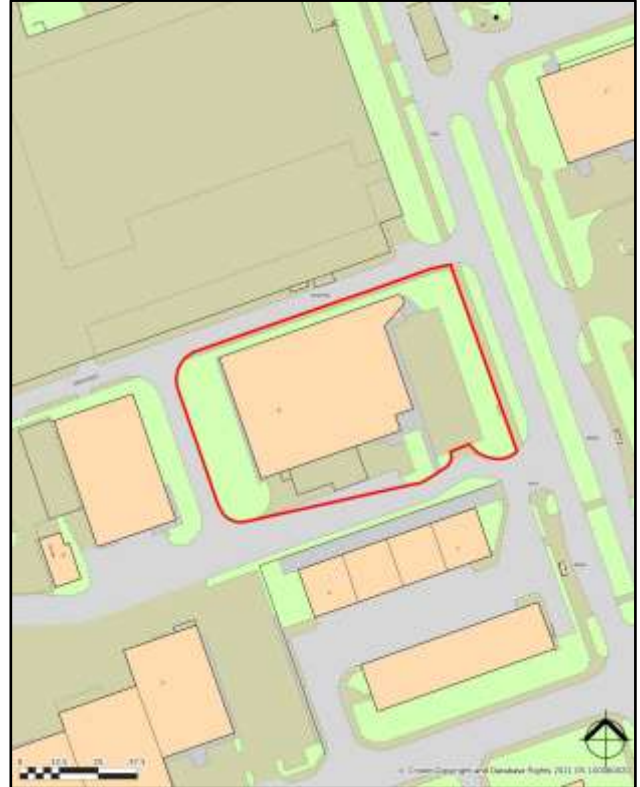
All figures quoted are exclusive of VAT where chargeable.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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