



**TO LET**

## **Two Storey Hybrid Units**

**Unit 10 Queens Court, Third Avenue, Team Valley Trading Estate,  
Gateshead, NE11 0BU**

**Naylors**   
**Gavin Black**  
Commercial Property People

- Ground floor workshop space with office to the First floor
- Excellent location within an attractive modern development
- Full heating & lighting
- New lease
- Rent from £34,500 per annum exclusive

## Location

Queens Court is located on the junction of Third Avenue and Queensway North on the well-established Team Valley Trading Estate. The estate benefits from excellent access to the A1 which can be reached within 2 minutes.

Retail/food is within a short walk at Maingate & Kingsway and within the estate is also a Sainsbury store and the Team Valley Retail Park.

## Description

The property comprises a modern two storey hybrid unit which is of steel frame construction with glazed curtain walling and composite cladding to the elevations and a pitched roof of insulated profile steel sheet construction.

Internally the property provides predominately storage /workshop space to the ground floor together with the main reception area and both a gents and disabled WC facilities.

The workshops benefit from vehicular access via an electrically operated roller shutter loading door. The first floor provides conventional office space which has been partitioned by the occupiers to provide a series of private and general office areas.

The offices have lay in grid suspended ceilings with Cat II lighting and perimeter power points/data cabling in addition to

which there is a female toilet together with a small kitchenette.

Externally, the unit benefits from 8 dedicated car parking spaces which are laid out in block paving.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

GF Workshop/WCs	152 m <sup>2</sup>	1640 ft <sup>2</sup>
FF Offices/ Kitchen / WCs	152 m <sup>2</sup>	1640 ft <sup>2</sup>
<b>TOTAL</b>	<b>304 m<sup>2</sup></b>	<b>3272 ft<sup>2</sup></b>

## Services

The properties benefits from all mains services. Heating and hot water is provided by way of a gas fired combi boiler serving thermostatically controlled radiators.



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- 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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- 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.

## Rating

Unit 10 rateable value of £36,000.

## Terms

The properties are available by way of a new fully repairing and insuring leases for a term of years to be agreed.

## Rent

Unit 10 £34,500

## EPC

EPC is available upon request.

## Legal Costs

Each party will be responsible for their own legal fees.

## 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, Parliament Square, London SW1P 3AD Tel: 0207 695 1535

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## For further information please contact:

Keith Stewart or Duncan Christie

Tel: 0191 232 7030

Email [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

Email [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)



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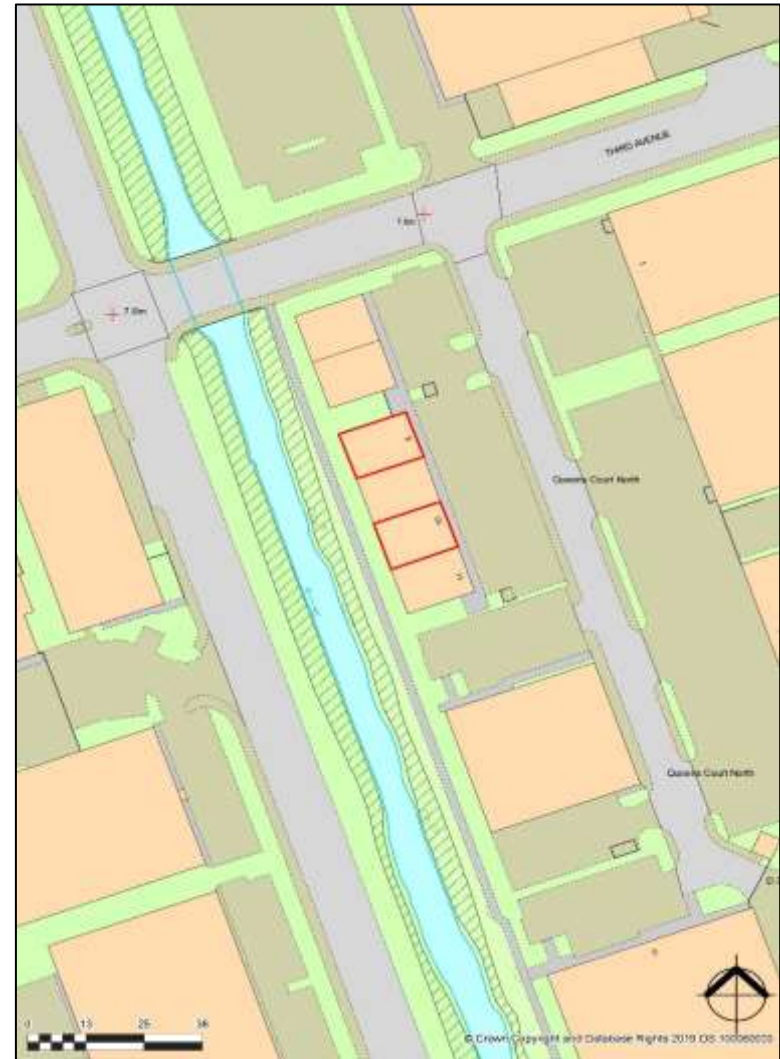
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