

TO LET

10 Perth Court, Eleventh Avenue North,
Team Valley, Gateshead, NE11 0NJ



Workshop/Storage Unit 1,540 ft² (143 m²)

- Modern units on one of the region's premier estates adjacent to the A1
- Established trade park location
- Clean open plan accommodation
- Flexible terms available
- Ideal for small and growing businesses
- Rent £14,150 per annum

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Location

Team Valley Estate is generally regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people.

It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north.

Perth Court is conveniently located to the southern end of the Team Valley accessed from Eleventh Avenue.

Please refer to the attached plans for further directions to the property.

Description

Perth Court is designed as 2 terraces of units, benefitting from the following specification:

- Steel portal frame design providing open plan workshop space
- Block walling at lower level with insulated steel profile cladding to eaves
- Insulated steel sheet roof incorporating rooflights
- Reinforced concrete floors throughout
- Sectional loading door (w 3.3m x h 3.6m)
- WC facilities
- 3 phase power supply, gas and water
- Gas blower heating to workshop areas
- Ample on site parking

Accommodation

The property comprises the following net internal areas:

	M ²	Ft ²
10 Perth Court	143	1,540

Terms

The premises are offered on internal repairing and insuring leases with the landlord being responsible for external repairs and decoration and the tenant is responsible for internal repairs and decoration including all doors and windows whether internal or external. There is an annual Maintenance Rent in the sum of £1,310 to cover external repairs and maintenance of shared areas.

Rent

£14,150 per annum.

Rateable Value

The 2017 rateable value of the unit is £9,700. From 1 April 2023 this is proposed to be £11,750.

EPC

C 67.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

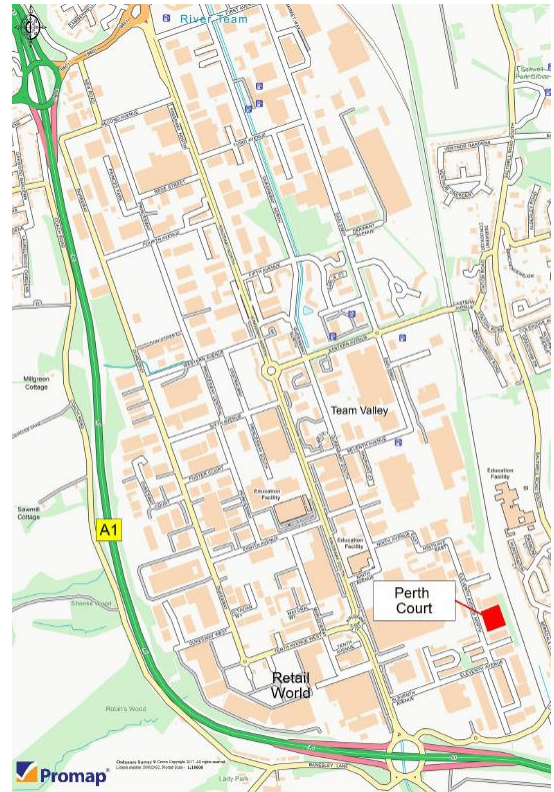
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

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.



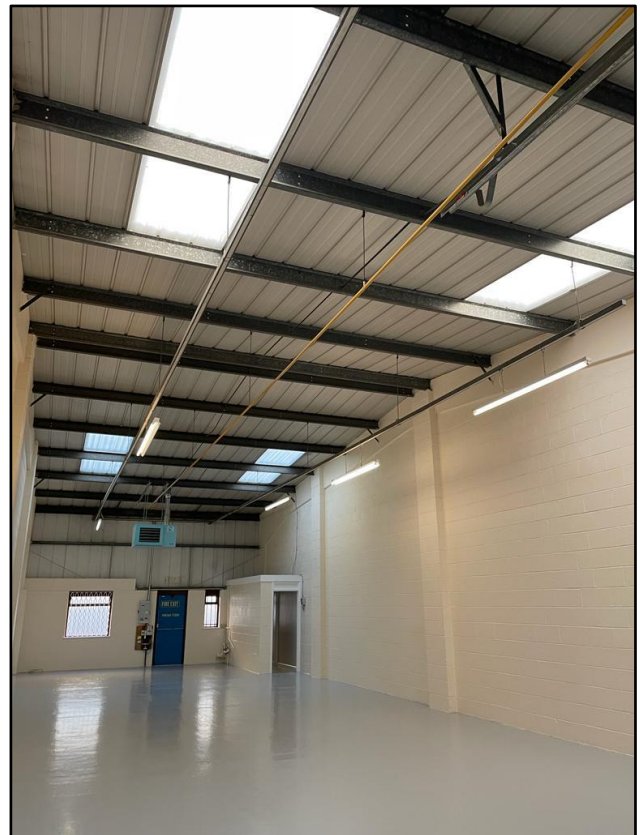
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Geotagging plan 2017. Plotted Scale: 1:5000

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