



High Quality Industrial/Warehouse Premises 6,078 ft² (565 m²)

- High quality unit
- Excellent communication links
- High car parking provision
- Modern warehouse with office accommodation

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TO LET

Unit 8 Princes Park,
Team Valley Trading Estate, Gateshead,
NE11 0NF

Location

The premises are located just off Fourth Avenue which connects Princesway and Kingsway, one of the two main thoroughfares through Team Valley Trading Estate.

Team Valley is a North East premier industrial location and lies approximately 3 miles south of Newcastle upon Tyne city centre and 1 mile south of Gateshead town centre. The estate benefits from excellent communication links with direct access to the A1(M) at both the northern and southern end of the estate.

Team Valley is widely recognised as the premier business location for production/warehouse facilities in the North East and covers a total area of approximately 238 hectares providing more than 650,000 sq m of industrial, office, retail and leisure accommodation.

Description

The property comprises a modern end terraced industrial unit of steel portal frame construction with brick and blockwork walls to a height of 2 m with profile cladding above under a pitched profile metal roof incorporating translucent panels.

Internally the warehouse area benefits from concrete floor, gas blower heating, LED lighting and a minimum eaves height of 6.33 m rising to 10 m at the apex.

To the front of the property is two storey office accommodation benefitting from carpeting, suspended ceiling with integral integrated LED lights, gas central heating, WC and kitchen facilities.

Access to the unit is via an electric roller shutter door which is 5 m wide and 5 m high. Car parking is also provided externally with circa 16 spaces.

Accommodation

The property comprises the following approximate gross internal areas:

	M ²	Ft ²
Warehouse	390	4,198
Office	175	1,880
Total	565	6,078

Terms

The property is available to let on a new lease on full repairing and insuring terms for a term to be agreed.

Rent

£44,100 per annum exclusive

Rateable Value

We understand the property has a rateable value (2017 list) of £30,000.

The Rateable Value for April 2023 is proposed to be £35,500.

Interested parties should make their own enquiries as the exact rates payable.

Services

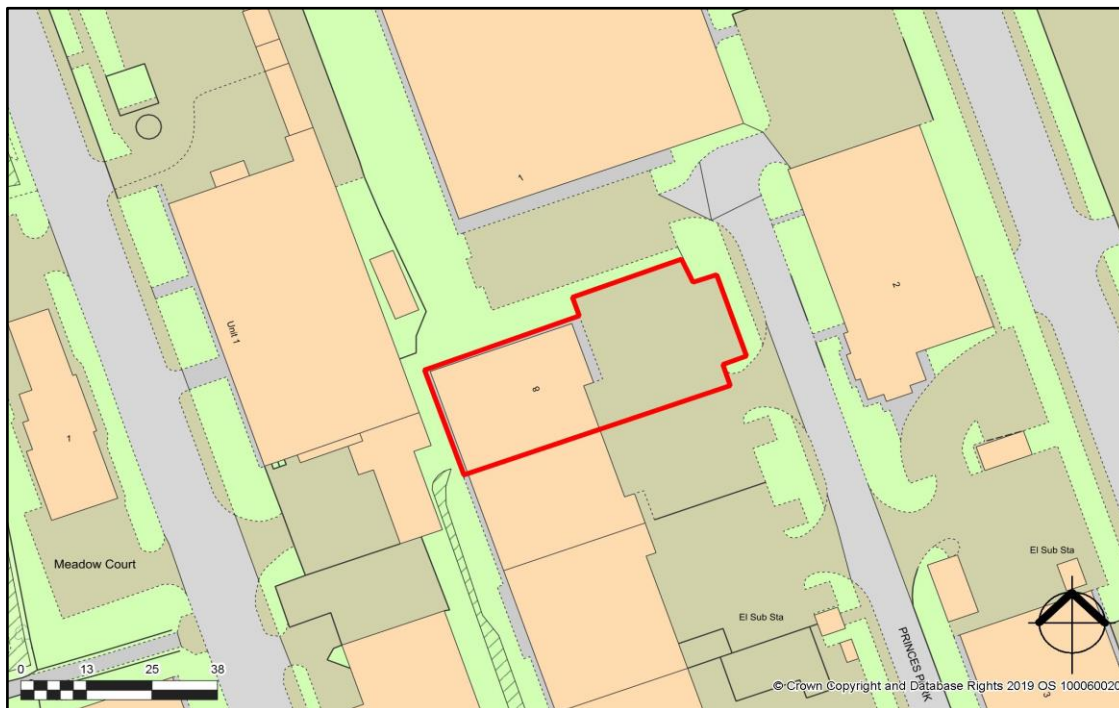
We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.

EPC

The Energy Performance asset rating is Band D (81).



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