



## TO LET – MODERN INDUSTRIAL/WAREHOUSE FACILITY

Unit 4, Queens Park, Queensway North, Team Valley Trading Estate,  
Gateshead, NE11 0NX

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

## Situation

The property is located within Team Valley Trading Estate, one of the North East's busiest and premiere commercial estates. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 m<sup>2</sup> of commercial accommodation.

There estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

The property is located on Queensway within the Queens Park development, which runs parallel to Kingsway, the main dual carriageway running through Team Valley.

Access to the A1 Western By-pass is excellent providing easy communications to all parts of the region.

## Description

The property comprises an impressive modern high bay warehouse/manufacturing unit built in 2006. The unit is of steel port frame construction with internal blockwork to

dado level over clad to eaves height. The roof is of insulated sheeting incorporating translucent roof lights offering good natural light to the warehouse area.

To the front of the property there is a reception area with offices over two floors which provide both open plan and cellular with kitchen and WC facilities. These areas have LED lighting, panel radiators and carpeting throughout. Parking for office staff is provided to the front of the unit and accessed from Queensway North.

The warehouse area benefits from LED lighting, kitchen and toilet / shower facility together with gas blower heaters, concrete floor and an eaves height of 9.5 metres. There are 2 electric up and over sectional doors measuring 5m wide by 5m high accessed to a dedicated service yard which is accessed from Earlsway.

There are 2 x 15t and 2 x 10t overhead travelling gantry cranes.

## Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice and with the following Gross Internal Areas:

	M <sup>2</sup>	SQ FT
Offices/Reception/WCs	358.94	3,864
First Floor Offices	264.70	2,849
Warehouse	3,362.99	36,199
<b>Gross Internal Area</b>	<b>3,986.63</b>	<b>42,912</b>

## Services

The property is provided with mains supplies of all services including a three-phase electricity supply.

## Rateable Value

The property is currently assessed at a rateable value of £217,000 (2017 List).

## Lease Terms

The unit is offered to let on a new full repairing and insuring lease for a term of years to be agreed at a rental of £300,400 per annum exclusive.



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## EPC

The EPC is available upon request.

## VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

## For further information please contact:

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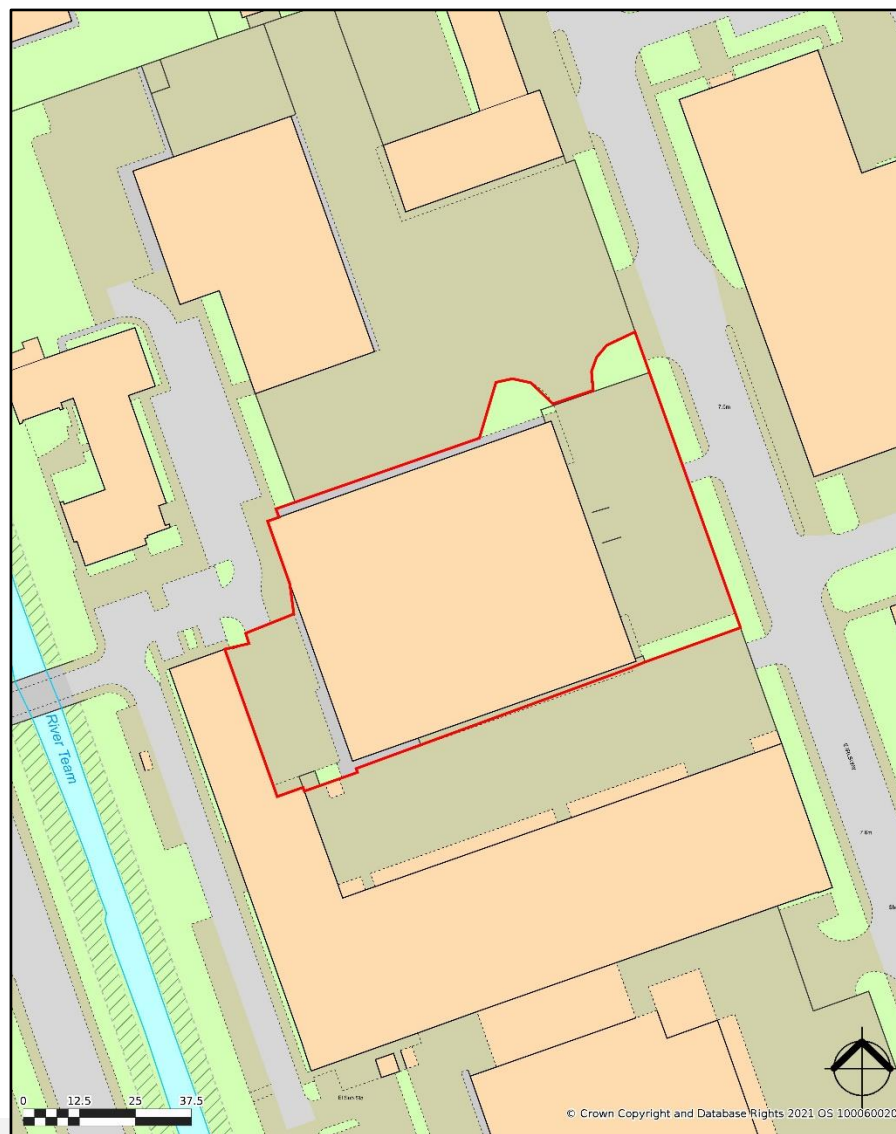
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