



TO LET – Available in whole or part
Units 2, 4 & 5 Earls Park, Earlsway, Team Valley,
Gateshead, NE11 0RY

Naylors 
Gavin Black
Commercial Property People

- **Proposed availability from April 2023**
- **Refurbishment in progress**
- Excellent access to A1 and within 5 miles of Newcastle City Centre
- Eaves height of approximately 5m
- Internal 2 travelling cranes
- Enclosed yard to the rear of Units 4 & 5

Location

Earls Park North is located at the northern end of Earlsway within the popular well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The unit is accessed via Earlsway one of the main thoroughfares on Team Valley, and

forms part of the newly developed Earls Way Trade Park Estate.

Description – Units 4 & 5

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction with insulated profile steel sheeting to the external walls and pitched roof incorporating translucent roof lights.

Internally, the warehouse has a concrete floor and sodium lighting, a minimum eaves height of approximately 5m extending to approximately 6.8m at the apex.

Access to the unit is via 2 sectional up and over doors each measuring 4.5m wide x 4.9m high, one of which opens out onto a concrete yard area.

The property benefits from 2 x travelling cranes, as well as an open plan office which is carpeted with category 2 lighting and heated as well as providing toilet facilities and a kitchenette.

Description – Unit 2

Earls Park North comprises a mixtures of warehouse units and older engineering workshops. Unit 2 is of steel portal frame construction incorporating office and WC areas. The unit is served by an electric up and over roller shutter door providing access to the common external yard areas.

The property benefits from clear internal heights of approximately 4.9m.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following GIA.

	m ²	ft ²
Units 4 & 5	1,539.2	16,568
Unit 2	771	8,300



NAYLORS GAVIN BLACK LLP 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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Rent

	Rent
Units 4 & 5	£91,200 per annum exclusive
Unit 2	£48,000 per annum exclusive
All units taken together	£131,000 per annum exclusive

Services

The units benefit from mains services including three phase electricity.

Business Rates

Unit 5 - £50,000 (April 2023 Proposed: £53,500)

Unit 4 - £3000 (April 2023 Proposed: £3000)

Unit 2 - £33,000 (April 2023 Proposed: £27,750)

EPC

Contact Naylors Gavin Black

Legal Costs

Each party will be responsible for their own legal/professional fees.

VAT

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

For further information please contact:

Duncan Christie

Tel: 0191 232 7030

Email duncan@naylorsgavinblack.co.uk

OR

Keith Stewart

Tel: 0191 211 1559

Email: keith@naylorsgavinblack.co.uk



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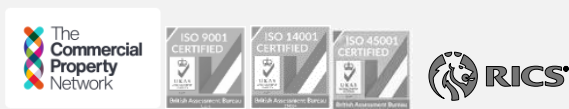
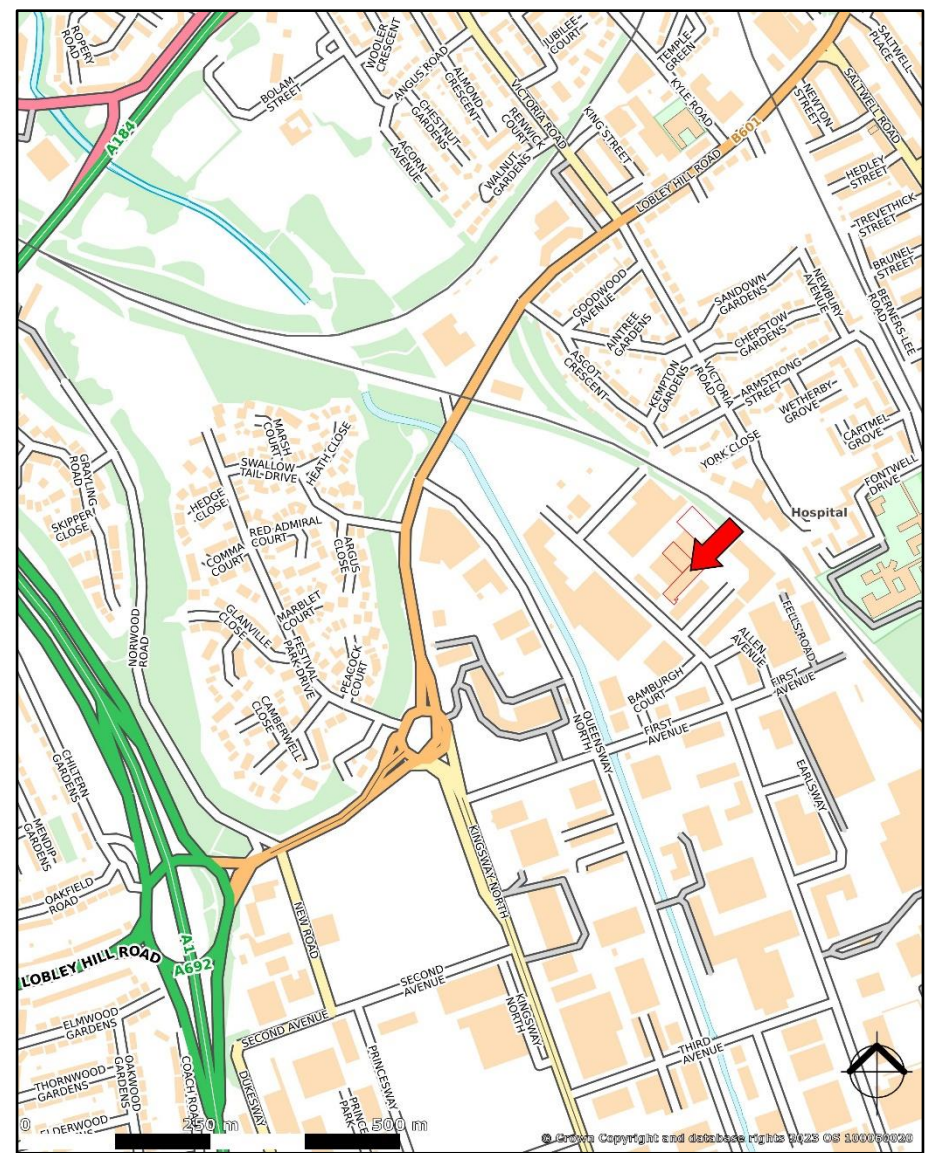
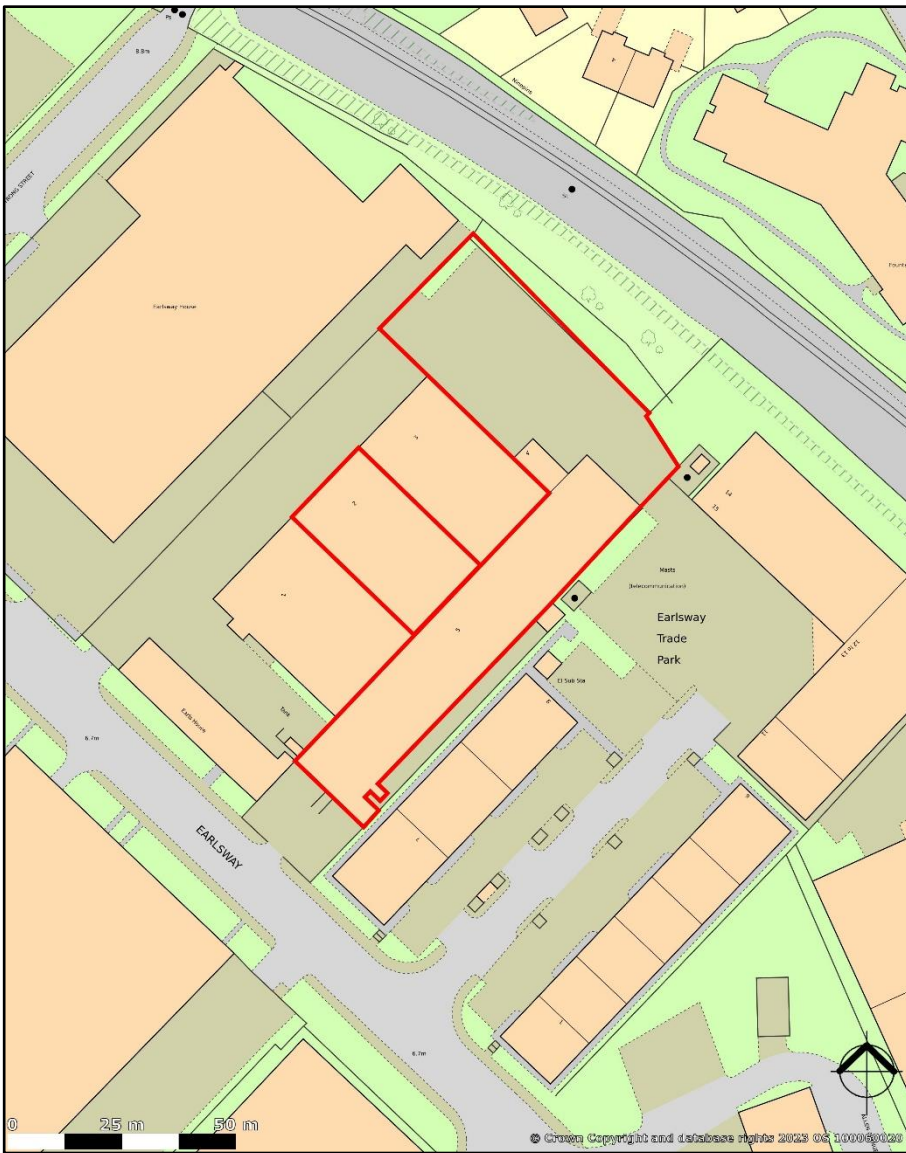
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