

TO LET

Unit 14 Earls Park North, Earlsway,
Team Valley Trading Estate,
Gateshead, NE11 0RQ



Industrial Unit with Overhead Cranes

436.08m² (4,694 sq.ft)

- Modern unit with office space.
- Excellent access to A1 and within 5 miles of Newcastle City Centre.
- Clear eaves height of 5.7 m.
- EPC Rating C (63)

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RICS



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Location

Earls Park North is located at the northern end of Earlsway within the popular and 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 Estate, and forms part of the newly developed Earls Way Trade Park Estate.

Description

The subject property comprises a semi detached 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 5.7 m and a maximum eaves height of 6.8 m to the apex. The space has two 2 tonne travelling cranes with a hook height of 5.07m.

Access to the unit is via a sectional up and over door measuring 4.5 wide x 4.9 m high, which opens up on to a forecourt/parking area.

The unit also benefits from two small office areas, kitchen point and WC facilities.

Accommodation

The premises have been calculated to have the following Gross Internal Floor Areas (GIA):

	m ²	ft ²
Unit 14	436.08	4,694

Quoting Rent

£34,050 per annum

Services

The unit benefits from three phase electricity, gas supply and water. Interested parties are advised to make their own enquiries in this respect.

Service Charge

Approximately £2,976 for the year ending December 2023.

Insurance

Approximately £968 for the premium year ending November 2023.

Rateable Value

Rateable Value 2023 List: £26,500.

EPC

The property has an energy performance rating of C- 54.

VAT

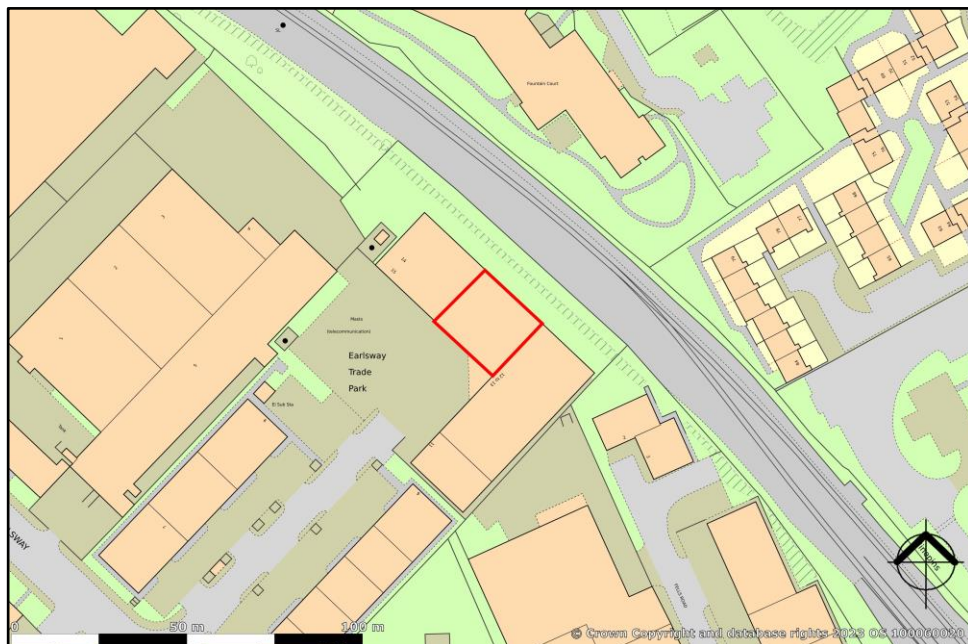
All figures quoted are exclusive of VAT, which may be applicable.

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Legal and Professional Fees

Each party shall be responsible for their own costs incurred in this regard.



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