

TO LET

251D Dukesway, Team Valley,
Gateshead, NE11 0PZ



Workshop/Industrial Premises 1,725 ft² (160.26 m²)

- Ideal Starter Unit
- Estate Parking
- Well Regarded Industrial Estate
- New Roof Currently Being Fitted

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Alternatively, please contact our joint agents
Knight Frank – 0191 640 7981

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Location

Dukesway Workshops enjoy a prominent position on Dukesway to the north of Team Valley Trading Estate in Gateshead with access to the A1 Western-By-Pass within about a three minute drive time.

Description

Briefly the unit forms part of a terrace of smaller units. The specification includes flat roof with blockwork walls, concrete flooring, LED lighting and roller shutter door. Parking is provided to the front of the unit, with overflow to the rear of the terraces. Internally there are male and female W.C facilities. Minimum eaves height is 3.76m.

Accommodation

The property has a GIA of 1,725 sq ft.

Tenure

The property is available to let on a new internal repairing and insuring lease for a term of years to be agreed.

Rent

Quoting £15,000 per annum exclusive.

Maintenance Rent

A maintenance rent of £1 per sq ft is currently in place to cover costs of maintaining the estate.

Business Rates

Current Rateable Value (April 2023) is £12,000.

EPC

The unit has a current rating of E (104).

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 Institution of Chartered Surveyors, 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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