

TO LET

Unit 7 Earlsway Trade Park, Team
Valley, Gateshead, NE11 0QG



Modern Trade/Industrial Unit

304 sq.m (3,276 sq.ft)

- Trade counter / workshop unit with office space
- Popular industrial estate
- Well-connected close to the A1
- EPC rating B (26)
- Asking Rent: £29,500 per annum exclusive.

For further information please contact:

Duncan Christie

duncan@naylorsgavinblack.co.uk

0191 211 1564

Keith Stewart

keith@naylorsgavinblack.co.uk

0191 211 1559

Alternatively contact our joint agent

Richard Scott at Savills:

Richard.scott@savills.com

0191 323 3147



RICS



TO LET

Unit 7 Earlsway Trade Park, Team Valley,
 Gateshead, NE11 0QG

Location

Earlsway Trade Park 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 By-Pass providing connection to the regional road network. Earlsway is one of the estates main thoroughfares. Nearby occupiers include EuroCar Parts, ATS EuroMaster, Flowserve and Crosslings.

Description

A modern commercial development providing 9 new build trade counter / workshop units in an attractive landscaped setting. The specification includes the following:

- 5.5m clear internal eaves height
- Insulated sectional 5m overhead electric loading doors
- 3 phase electricity
- Modern office facilities incorporating suspended ceilings, integrated lighting, double glazed window units, perimeter trunking and carpeted floors
- Accessible WC facilities and amenities
- Allocated staff car parking with overflow customer parking on site

Accommodation Schedule

Area	m ²	ft ²
Unit 7	304	3,276

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Quoting Rent

£29,500 per annum exclusive.

Service Charge

A service charge is payable for upkeep of the communal areas of the estate. The current cost is £1,590.25 up to 31 December 2023.

Building Insurance

The landlord will insure the property and recover the cost from the tenant. The current annual premium is £529.73 plus VAT.

Rateable Value

The Rateable Value (2023 List) is £25,000.

EPC

The site has a current rating of B (26)

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

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 tenant.

Code of Practice

The landlord accepts the principles of the Code of

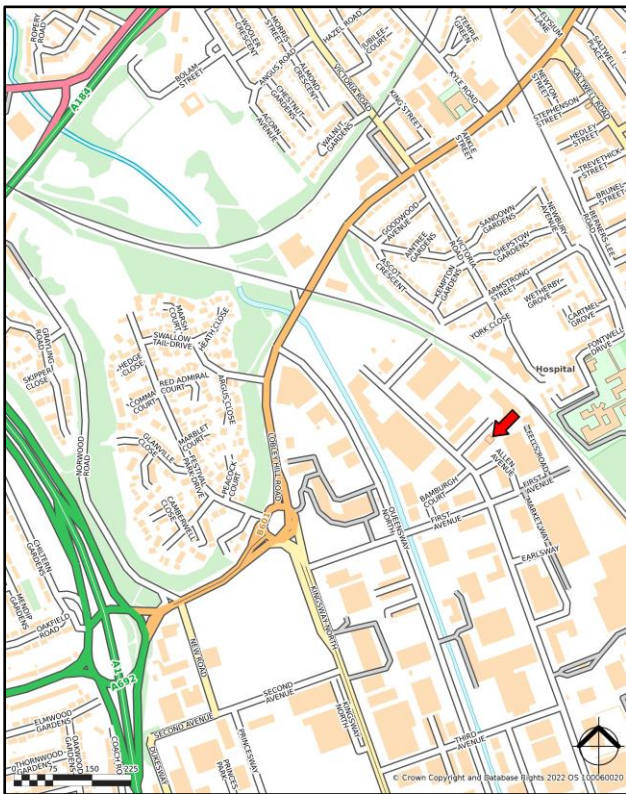
NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- 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.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

TO LET

Unit 7 Earlsway Trade Park, Team Valley,
Gateshead, NE11 0QG

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK 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.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.

(iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order