



Industrial / Workshop Unit

1251 ft² (116.16 m²)

- Available November 2023
- Office block with W.C and Kitchenette
- Estate Parking
- Popular location

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TO LET

Unit B6 The Avenues, Eleventh Avenue
North, Team Valley, Gateshead, NE11 0NJ

Location

Team valley 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 Estate is a major commercial centre providing in excess of 650,000 m² of commercial accommodation and home to a number of major national occupiers.

The Avenues comprises multiple terraced industrial units and is located just off Eleventh Avenue North. The units are popular with local occupiers and provide good quality workshop accommodation.

Description

The property is a mid-terrace industrial unit with blockwork and clad elevations with a profile sheet roof. The workshop area has a concrete floor, LED high bay lighting and a manual roller shutter door measuring 2.5m (wide) x 3.6m (high). There is also a small office to the front of the unit with W.C and kitchenette to the rear.

A ceiling mounted gas blower heater is present in the warehouse area but not currently connected to the mains. Electrical power is via a 3 phase supply with 100amp fuses. Minimum eaves height in the warehouse is 4.88m, rising to 5.63m at the apex.

Services

We understand mains services are connected in the unit. However, these have not been tested or warranted. Interested parties are advised to make their own enquiries in this respect.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal area.

Unit	M ²	Ft ²
B6	116.16	1251

Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Quoting £12,510 per annum exclusive.

Service Charge

There is a service charge payable to cover the upkeep of common areas. The annual cost is approximately £585.00.

Rates

Please contact the relevant local authority for details.

EPC

Please contact Naylors Gavin Black.

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

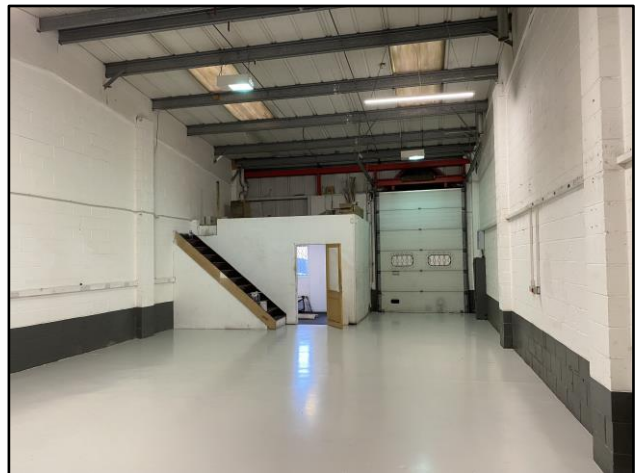
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

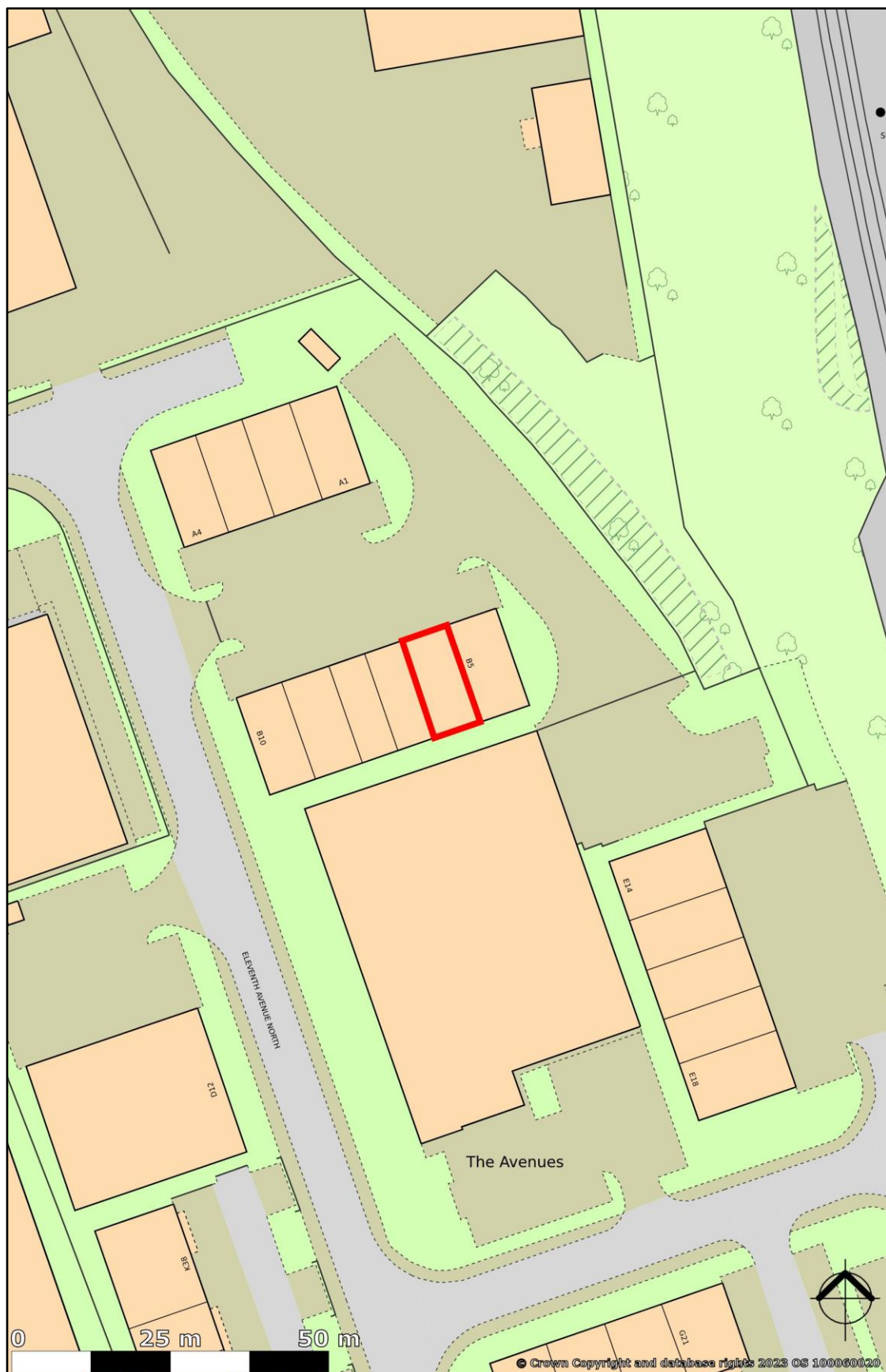
Code of Practice

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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