

TO LET

Unit B5, The Avenues, Eleventh Avenue
North, Team Valley Trading Estate,
Gateshead, Tyne And Wear, NE11 0NJ



Industrial Unit

2,084 Sq Ft (193.6 Sq M)

- Newly refurbished
- Excellent location
- Estate parking
- High quality office content

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 North, Team Valley Trading Estate,

Location

The Property is located on Eleventh Avenue North, which connects the northern section of Team Valley Industrial Estate. Team Valley Industrial Estate is located 4.5 miles south of Newcastle/Gateshead and has direct access onto the A1 trunk road linking the North and Scotland with the midlands. The Estate is a major commercial centre providing in excess of 650,000 m of commercial accommodation.

The Avenues comprises of multiple terraced industrial units with a variety of different businesses and is located on Eleventh Avenue North. The units are popular with local occupiers and provide good workshop space for existing and new start business.

Description

The property comprises an end of terrace industrial unit of brick and block work construction with a supporting steel frame. The roof is a pitched design, with metal profile sheeting and circa 10% skylights.

Internally, the warehouse has a minimum eaves height of 2.39m to the underside of the mezzanine, with a maximum eaves height of 5.34m. The warehouse has freshly painted concrete flooring and LED lighting. There is also a roller shutter door which is operated manually by a chain. The shutter door has a height of 3.61m and a width of 2.49m.

There is also 810 sqft of refurbished office space installed on a mezzanine level, with carpets, LED lighting, gas central heating and an air conditioning unit. The offices are furnished with wooden desks and office chairs. There is also a newly installed kitchen in the offices and a W.C on the ground floor. The unit has 3 phase electricity installed throughout. Parking is available to the front of the unit.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Office	810	75.25
Warehouse	1,274	118.35
Total	2,084	193.6

Terms

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

Rent

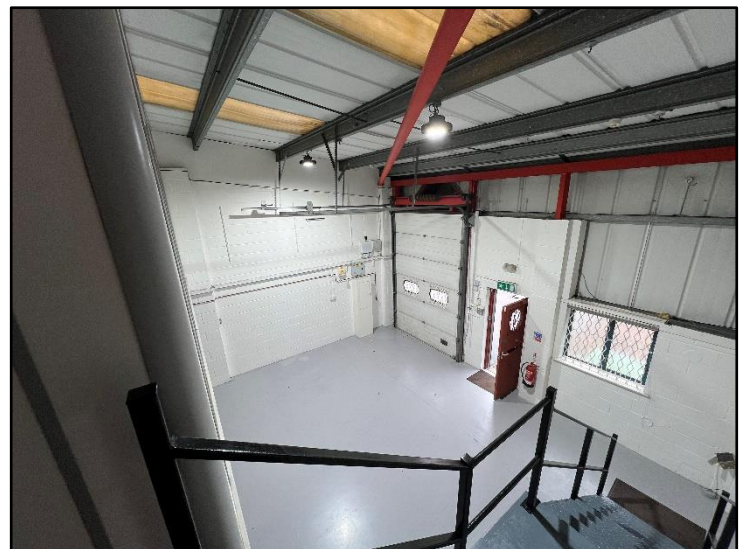
Quoting £19,275 Per Annum

EPC

The EPC rating is D 98.

Rateable Value

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.

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.



