



TO LET

**Unit 2 Earls Park, Earlsway, Team Valley, Gateshead,
NE11 0RY**

Naylors 
Gavin Black
Commercial Property People

- **Available Now**
- **Recently Refurbished**
- Excellent access to A1 and within 5 miles of Newcastle City Centre
- Eaves height of approximately 5m

Location

Earls Park North is located at the northern end of Earlsway within the popular 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, and is adjacent to the recently developed Earls Way Trade Park Estate.

Description

Earls Park North comprises a mixture of warehouse units and engineering workshops. Unit 2 is of steel portal frame construction with concrete flooring, incorporating office, kitchenette and WC areas. All areas are lit by LED lighting. The unit is served by an electric up and over roller shutter door providing access to the common external yard areas.

The property benefits from clear internal eaves height of approximately 5m. Parking is available in the shared service yard area.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following GIA.

| | m ² | ft ² |
|--------|----------------|-----------------|
| Unit 2 | 771 | 8,300 |

Rent

| | Rent |
|--------|-----------------------------|
| Unit 2 | £48,000 per annum exclusive |

Services

The units benefit from mains services including three phase electricity.

Business Rates

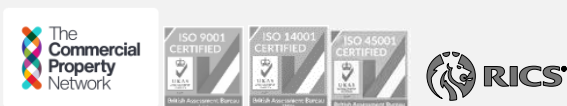
£27,750 (April 2023 Value)

EPC

The current rating is C (66).

Legal Costs

Each party will be responsible for their own legal/professional fees.



NAYLORS GAVIN BLACK LLP 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 Naylor 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 principals 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.

VAT

All rents, premiums and purchase prices

quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

Duncan Christie

Tel: 07841 764 765

Email duncan@naylorsgavinblack.co.uk

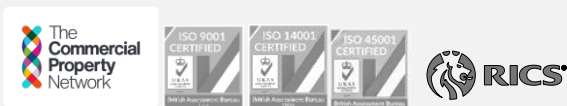
OR

Tobi Morrison

Tel: 07734 229 958

Email:

tobi.morrison@naylorsgavinblack.co.uk



NAYLORS GAVIN BLACK LLP 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 principals 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.

Naylor's
Gavin Black
Commercial Property People

