



Workshop / Store Units

From 1,548 – 2,002 ft² (144 - 186 m²)

- Modern units on one of the region's premier estates adjacent to the A1
- Established trade park location
- Clean open plan accommodation
- Flexible terms available
- Ideal for small and growing businesses
- Rents from £14,700 per annum

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TO LET

Perth Court, Eleventh Avenue North,
 Team Valley, Gateshead, NE11 0NJ

Location

Team Valley Estate is generally regarded as the premier estate in the region, boasting over 700 businesses employing over 20,000 people.

It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north.

Perth Court is conveniently located to the southern end of Team Valley accessed from Eleventh Avenue.

Please refer to the attached plans for further directions to the property.

Description

Perth Court is designed as 2 terraces of units benefitting from the following specification:

- Steel portal frame design providing open plan workshop space
- Block walling at lower level with insulated steel profile cladding to eaves
- Insulated steel sheet roof incorporating rooflights
- Reinforced concrete floors throughout
- Sectional loading door (w 3.3m x h 3.6m)
- WC facilities
- 3 phase power supply, gas and water
- Gas blower heating to workshop areas
- Ample on site parking

Accommodation

Unit	M ²	Ft ²
Unit 4	144	1,548
Unit 9	186	2,002
Unit 12	144	1,548

Terms

The premises are offered on internal repairing and insuring leases with the landlord being responsible for external repairs and decoration and the tenant responsible for internal repairs and decoration including all doors and windows whether internal or external. There is an annual Maintenance Rent to cover external repairs and maintenance of shared areas.

The units can also be made available on a 3 year tenancy agreement with the option to terminate the agreement at each anniversary on the giving of three months' prior written notice.

Rent

Unit	Rent PA
Unit 4	£14,700
Unit 9	£18,500
Unit 12	£14,725

Maintenance Rent

Unit	Maintenance Rent
Unit 4	£1,780
Unit 9	£2,300
Unit 12	£1,780

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Rateable Value

Unit	RV	Rates Payable
Unit 4	£11,500	£5,738
Unit 9	£14,250	£7,111
Unit 12	£11,750	£5,863

EPC

Unit	EPC Rating
Unit 4	C60
Unit 9	C71
Unit 12	B41

Legal Costs

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

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.



(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