

# Centralway 65

NEW GRADE A WAREHOUSE / DISTRIBUTION UNIT

**65,092 SQ FT / 6,048 M2**

**Available Q3 2025**

**UK**  
LAND ESTATES

# Centralway 65 – Team Valley, Gateshead

Available Q3 2025, Centralway 65 is UK Land Estates' latest development on its flagship Team Valley Trading Estate in Gateshead.

Team Valley is regarded as the region's premier estate and is home to more than 700 businesses employing over 20,000 people. It offers an array of amenities including hotels, restaurants, cafés, as well as a retail park, shops and financial services.

Connectivity is key with the estate bounded by the A1 with junctions at either end. Newcastle Upon Tyne city centre is within 5 miles, Port of Tyne 10 miles and Newcastle international Airport 12 miles.

Centralway 65 will deliver an industrial and logistics facility designed to the latest specification and environmental performance to maximise efficiency and drive down operational costs.





# You're in good company



A1



Newcastle  
International Airport  
12 Miles North

Newcastle  
City Centre  
5 Miles North East



CENTRALWAY 65

Retail World



CENTRALWAY | TEAM VALLEY – GATESHEAD – NE11 0TU



# People to power your business

The north east is renowned for its dedicated, capable and efficient labour force. A heritage of engineering and industry, leading universities, colleges and higher education facilities providing both academic and vocational training ensure a ready supply of labour.

Employment costs are lower than in most industrial and logistics locations making the north east an attractive and cost effective business location.

## Average Gross Weekly Earnings

Gateshead	£643
North East	£661
West Midlands	£690
Yorkshire & Humber	£675
North West	£693
South East	£754
Great Britain	£730

Source: 2024 NOMIS/ONS

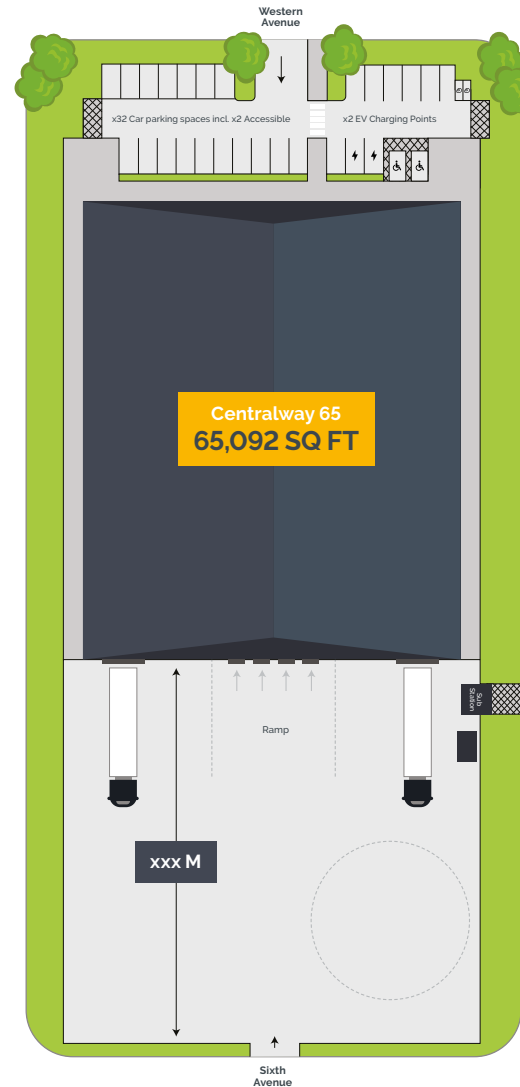


# Centralway 65

## Team Valley

Accommodation	M <sup>2</sup>	Sq Ft
Warehouse	5,604	60,320
Office	444	4,772
<b>Total</b>	<b>6,048</b>	<b>65,092</b>

- Reinforced concrete floor of loading up to 50kN/m<sup>2</sup>
- High specification open plan office accommodation (to Cat A specification) with meeting room, staff amenities and central heating
- Mezzanine enabling low cost extension of offices at first floor level
- Car parking numbers:
  - 32 car parking spaces including 2 accessible spaces, 2 motorcycle spaces, 1 EV charging point, bike shelters and stands to house 24 bikes
- Green energy: 25% of roof space covered in PV cells.
- Roof lights: 10% of roof
- Incoming electricity to meet tenant requirements



  
32 Car  
parking spaces  
(inc 2 accessible)

  
EV charging  
points

  
2 level  
access doors

  
4 dock level  
access doors

  
Roof mounted  
Photo Voltaic  
Solar Panels

  
10.6m eaves

  
LED lighting

  
Floor loading

  
CAT A office

  
Staff amenities



# Sustainability

UK Land Estates is focused on the future, developing buildings that exceed energy efficiency, accessibility and durability guidelines and regulations.

Leading edge low carbon tech is included across our standard specification, with UK Land Estates' developments driving down energy use and emissions.

From insulated cladding to rainwater harvesting, PV arrays to low flow sanitary ware and energy saving lighting systems to reduced water usage – we build for the businesses of the future, not just the now.

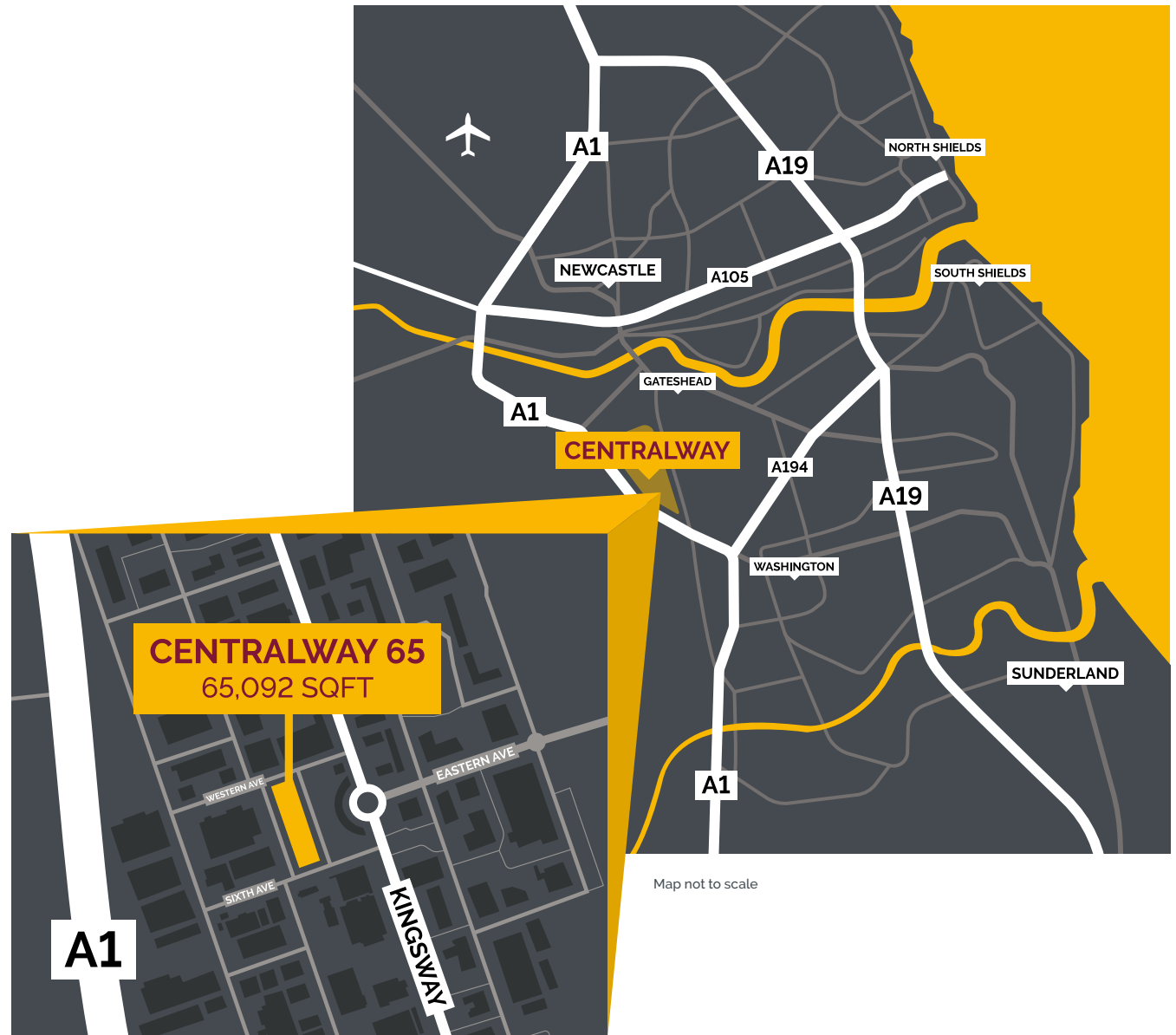
- ✓ Minimum BREEAM rating 'Very Good'
- ✓ EPC "A"
- ✓ Modern insulation
- ✓ Photovoltaic (PV) arrays providing direct green energy
- ✓ Latest LED lighting minimise energy usage and cut carbon
- ✓ Efficient air source heat pumps heat and cool facilities
- ✓ Rainwater harvesting to reduce water costs
- ✓ Sustainable drainage systems
- ✓ EV Charging points
- ✓ Commitment to local suppliers and materials from sustainable sources, where possible
- ✓ Construction waste minimised and recycled, where possible



# Location

Primed for regional  
and national reach

Locations & Drive Times	Miles	Minutes
A1	1	3
Newcastle City Centre	5	15
Port of Tyne	10	15
Newcastle International Airport	12	15
Sunderland	11	25
Teesport	44	57
Leeds	93	105
Manchester	140	170



# CENTRALWAY

TEAM VALLEY – GATESHEAD – NE11 0TU

## Enquiries

For further information and quoting terms contact the joint agents.



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