

## TO LET

Unit 384C, Jedburgh Court, Team Valley  
Trading Estate, Gateshead,  
Tyne and Wear, NE11 0BQ



### Industrial Unit

1,719 SqFt (159.70 Sq M)

- Excellent location
- Industrial unit with office accommodation
- Estate parking
- Refurbished

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### Location

The property is located within Team Valley Trading Estate, the North East's premier commercial estate which covers approximately 238 hectares and provides in excess of 650,000m of commercial accommodation. The estate 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.

Jedburgh Court is located just off Eleventh Avenue, approximately 400m from the A1's most southern junction with Team Valley and opposite the Sainsbury's supermarket. It is a development of 37 units divided into four blocks.

### Description

The property is a single-storey mid-terrace unit of steel portal frame construction with brick and block work to front, side and rear elevations and profile sheet cladding above. The unit is entered via a single pedestrian door which leads to an open plan workshop area, with concrete flooring and LED lighting. The unit also contains a small enclosed office area along with WC and kitchenette facilities. The unit has a roller shutter door measuring 3m wide by 3.5m high. Minimum eaves to the haunch is 3.67m, rising to a maximum eaves at the apex of 4.7m.

### Landlord's Works

The Landlord has carried out a refurbishment of the two units, consisting of an external paint job painting the units in light grey. Internally, the Landlord has redecorated the walls and repainted the flooring giving the units a modern finish. The landlord has also replaced all the windows on both units.

### Accommodation

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

	Sq Ft	Sq M
Unit 384C	1,719	159.70

### Terms

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

### Rent

£15,500 Per Annum Exclusive.

### Service Charge

The unit is subject to an annual service charge, with the current 2024/2025 premium being £1,960 per annum per unit.

### EPC

C.

### Rateable Value

The unit is £12,250 in the April 2023 List.

### 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.



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### 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.



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