



## Prominent Industrial Warehouse Unit

28,614 Sq Ft (2,658 Sq M)

- Central location on the region's premier industrial estate
- Easy access to the A1 and 4 miles from Newcastle City Centre
- Subject to refurbishment
- Internal clear height 8m

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## TO LET

Unit 16, Dukesway East, Team Valley  
Trading Estate, Gateshead, Tyne and Wear,

### Location

Team Valley Trading Estate is regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people. It offers an array of many amenities including hotels, restaurants, cafes, as well as a retail park, shops and financial services.

Access to the region's main arterial route is unrivalled with the estate bound on the west by the A1. Newcastle upon Tyne city centre is located 4 miles to the north. Dukesway is one of the main thoroughfares within the estate and connects Tenth Avenue with Kingsway, the main dual carriageway running through the estate which connects the A1 at either end.

There are many bus connections running through the Team Valley itself which connects to the wider road network and Gateshead Metro Interchange.

### Description

The property comprises a prominent detached industrial warehouse which was built in the 1990's comprising of steel frame construction with clad elevations and roof.

There are well-fitted floor offices over two floors where at ground floor comprise a reception, open plan office, meeting rooms/stores, WCs and canteen. These areas have LED lighting, suspended ceilings, double glazed windows and air mounted heaters.

The first floor offices comprise an open plan office with meeting rooms and tea point and provide the same specification as ground floor.

The warehouse is open plan and provides toilets, showers and canteen. There are two electric roller shutter doors measuring 5.1m wide by 5m high.

The eaves height extends to 8m and there is LED lighting throughout.

Externally there are 14 car parking spaces fronting the property with a number to the rear. There is an extensive fenced and gated yard.

### Accommodation

The unit provides the following Gross Internal Areas:

	Sq Ft	Sq M
Warehouse (including ground floor office)	27,112	2,518
First Floor Offices	1,502	139
<b>Total GIA</b>	<b>28,614</b>	<b>2,658</b>

### Terms

The property will be available to let on a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£229,000 per annum exclusive.

### Rateable Value

The Valuation Office Agency website describes the property as: Warehouse and Premises.

Rateable Value (2023 List): £154,000.

### 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.

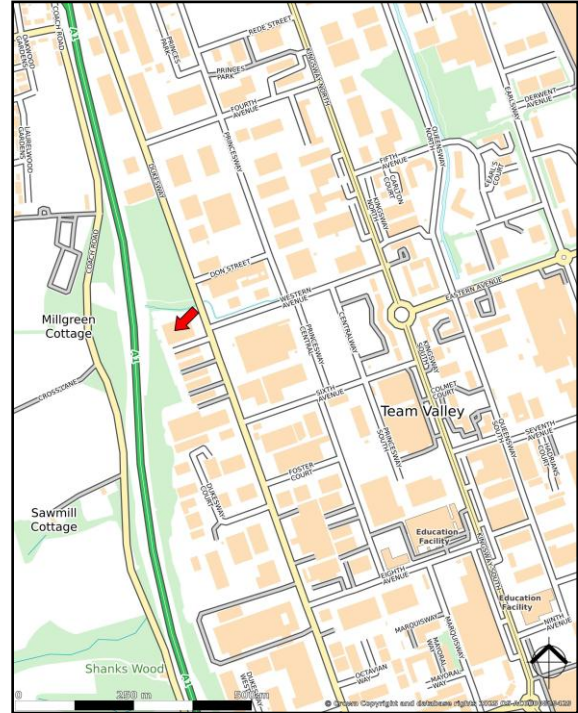
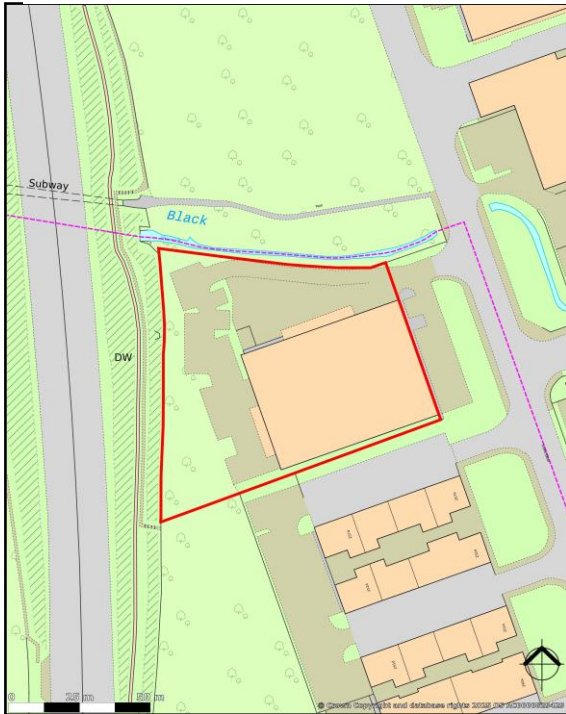


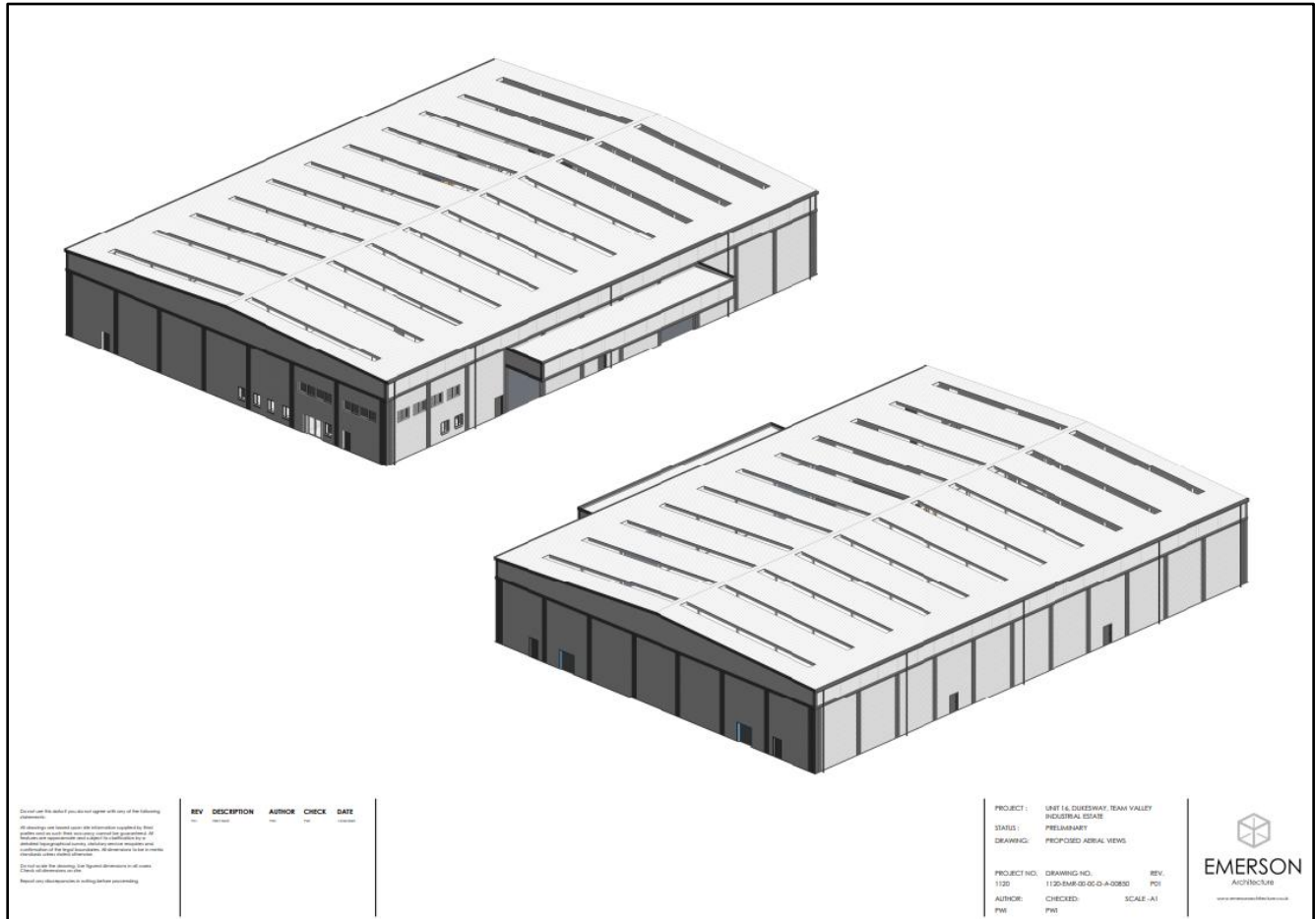
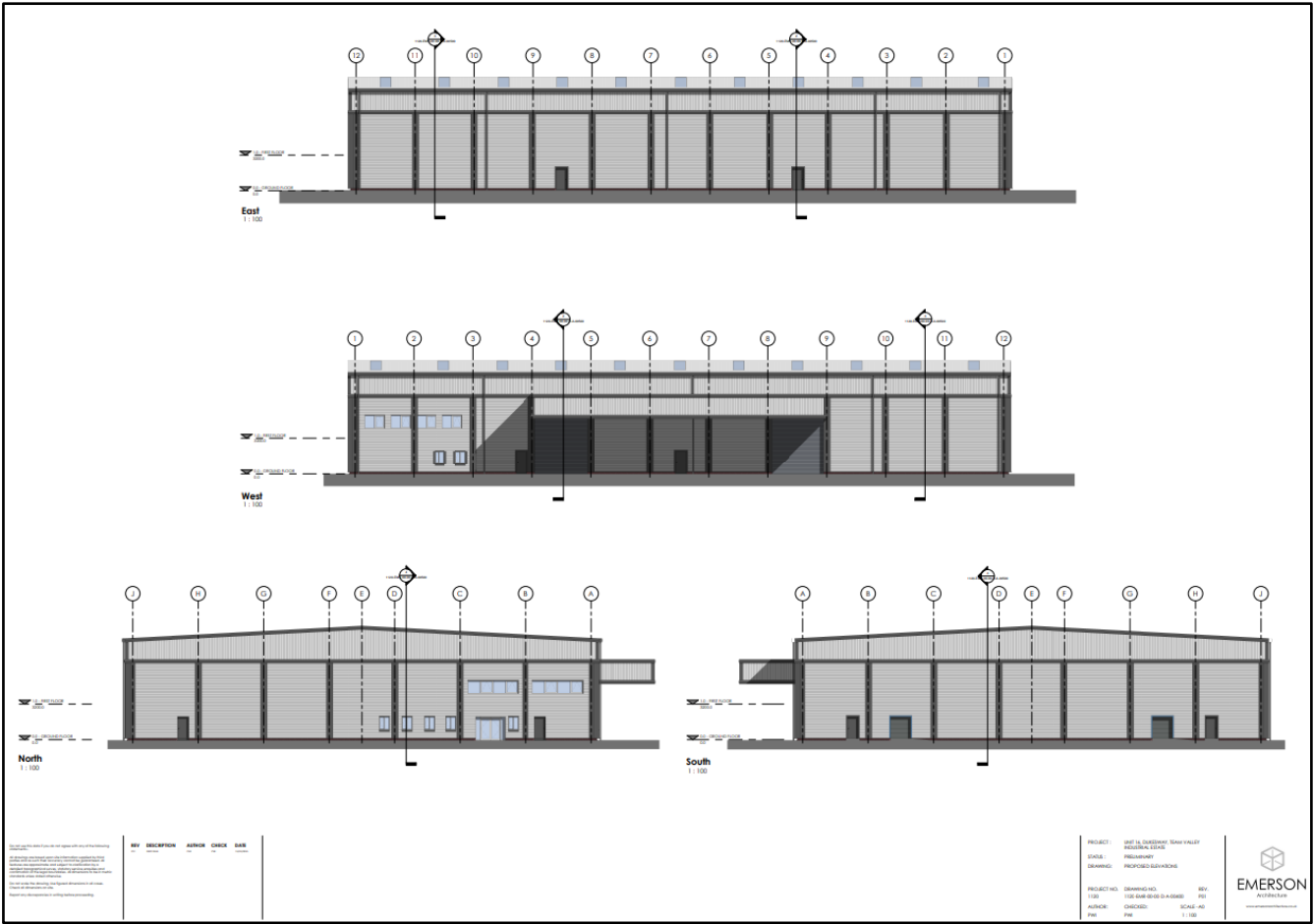
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### Code of Practice

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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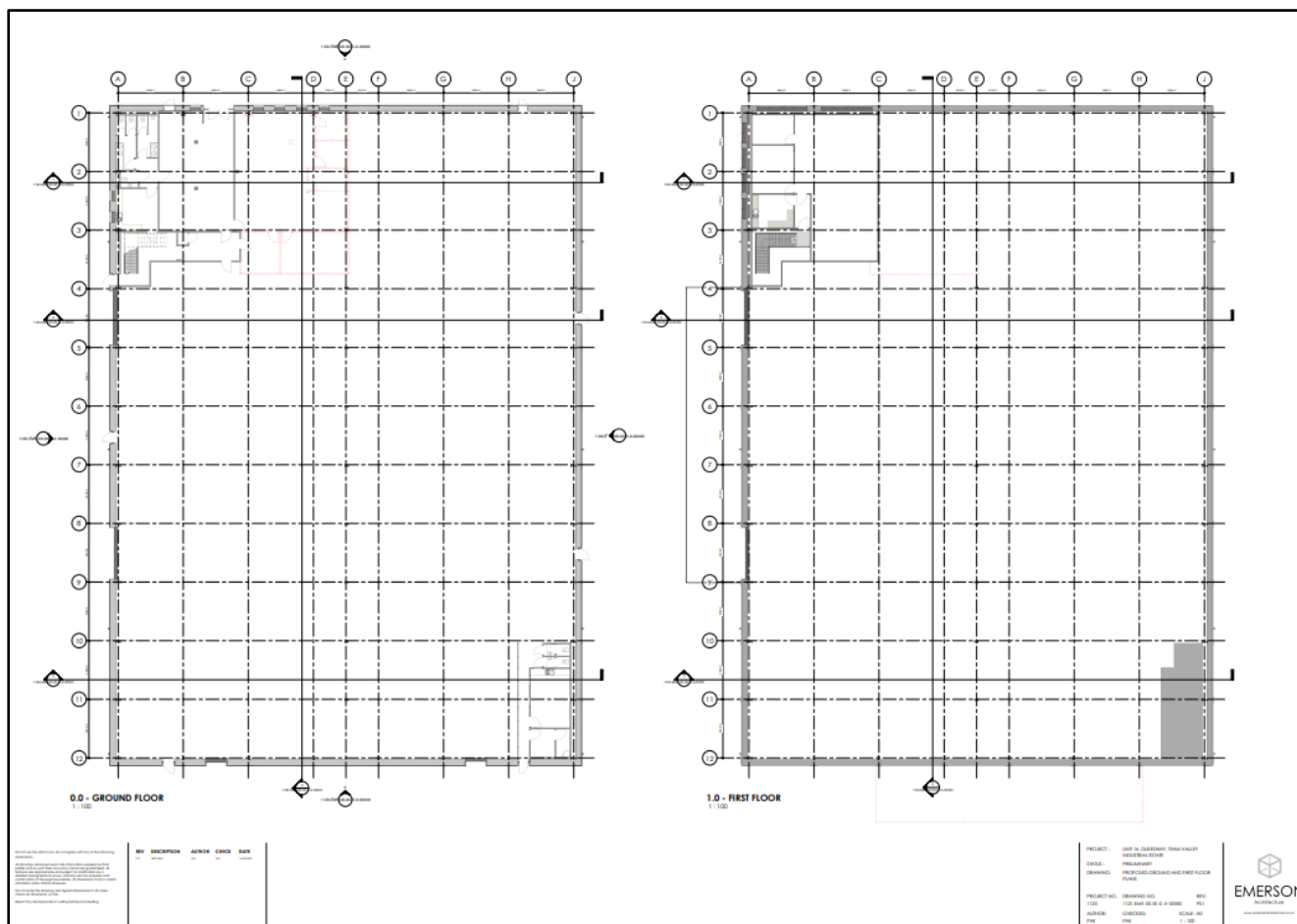
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