



## Industrial Unit To Let:

**1,722 Sq. Ft. (159.9 Sq. M.)**

- Rarely Available
- Refurbished Space
- Well located close to the A1.

For further information please contact:

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## TO LET

Unit B8, The Avenues, Team Valley Trading Estate, Gateshead, NE11 0NJ

### Location

The Avenues are located on Eleventh Avenue on Team Valley Trading Estate. Team Valley 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.

### Description

The property is a mid-terrace warehouse / workshop unit with blockwork walls and metal profile sheet roof including sky lights. Internally, the unit has been freshly decorated and new LEDs have been installed, with concrete flooring throughout. W/C facilities are located on both the ground floor and mezzanine with a kitchenette along with a security alarm and smoke detection system.

On the mezzanine level, stairway access has been added which leads you onto a space perfect for office accommodation or more storage. The unit can be accessed by either a personnel door or roller shutter measuring 2.5m wide by 3.6m high. Minimum eaves height excluding the mezzanine is 4.6m.

### 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:

Description	Sq M	Sq Ft
Ground Floor	93.5	1007.8
Mezzanine	66.4	714.3
<b>TOTAL</b>	<b>159.9</b>	<b>1722</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

Quoting £15,000 Per Annum Exclusive.

### EPC

C(65).

### Rateable Value

The current Rateable Value is £8,600 (1<sup>st</sup> April 2023 to present).

### Service Charge

Please contact Naylors Gavin Black for more information.

### Legal Costs

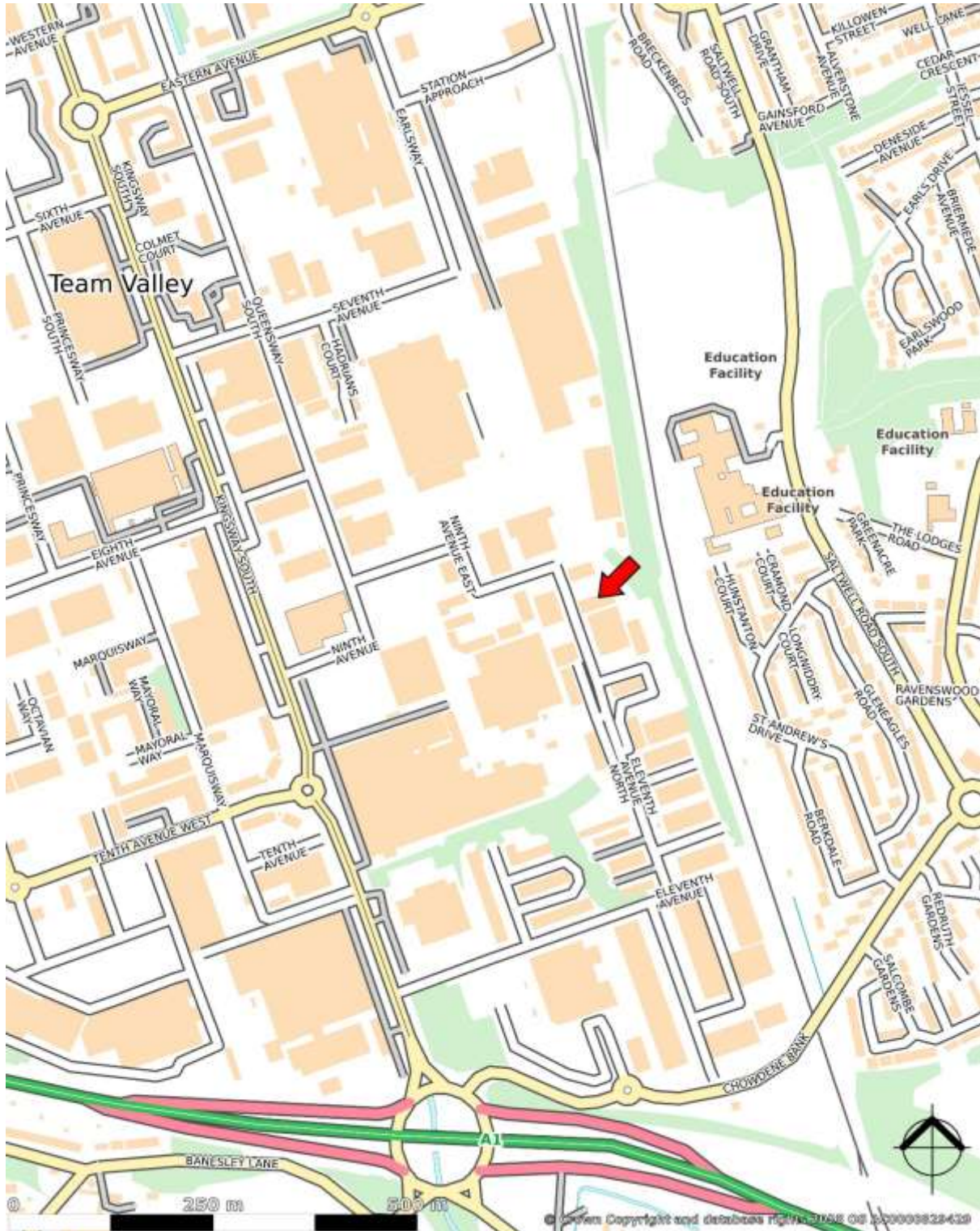
Each party to be responsible for their own legal costs incurred in this transaction.

### 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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