

TO LET

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



Industrial Unit

2,530 SqFt (235 Sq M)

- Excellent location
- Industrial unit with office accommodation
- Estate parking
- Subject to refurbishment

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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 end-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 a kitchenette and WC 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.

External private parking area measures 10m x 19.7m allowing for parking of up to 16 cars (based on standard 2.4 x 4.8m car park space).

Accommodation

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

	Sq Ft	Sq M
Unit 384C	2,530	235

Terms

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

Rent

£23,400 Per Annum Exclusive.

Service Charge

Please contact Naylors Gavin Black for more information on the service charge.

EPC

The EPC is predicted to be C rating on completion of refurbishment.

Rateable Value

The unit is £15,750 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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- (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

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



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