



## Industrial Unit

742 SqFt (68.96 Sq M)

- Excellent location
- Industrial unit with trade counter
- Estate parking
- Rarely available

For further information please contact:

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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 a trade counter, with concrete flooring. The unit also contains WC facilities and a mezzanine. The unit has a roller shutter door measuring 2.8m wide by 3m high.

## 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:

	<b>Sq Ft</b>	<b>Sq M</b>
<b>Warehouse</b>	502	46.64
<b>Mezzanine</b>	240	22.32
<b>TOTAL</b>	<b>742</b>	<b>68.96</b>

## Terms

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

## Rent

£6,560 Per Annum Exclusive.

## Service Charge

The unit is subject to an annual service charge, with the current 2025/2026 premium being £306.52 per annum.

## EPC

TBC

## Rateable Value

The unit is £5,200 in the April 2023 List.

## Legal Costs

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

## VAT

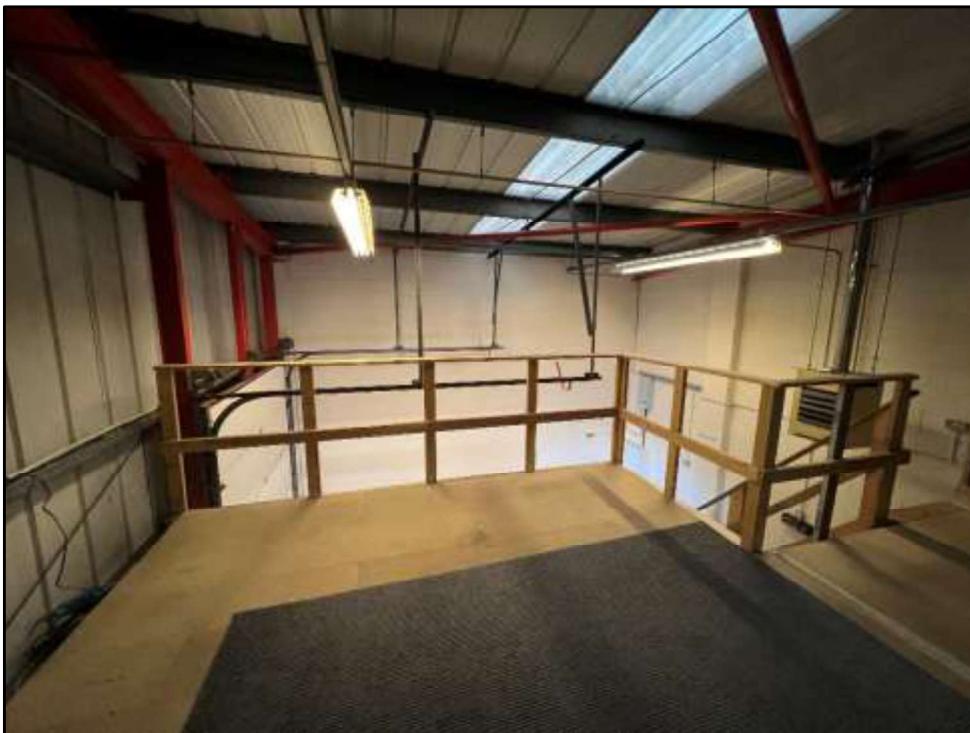
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

**TO LET**

Units 382A, Jedburgh Court,  
Team Valley Trading Estate, Gateshead,  
Tyne and Wear, NE11 0BQ





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