

CENTRALWAY 65

65,092 SQ FT / 6,048 M²

UK
LAND ESTATES



CENTRALWAY | TEAM VALLEY – GATESHEAD – NE11 OTU

 Knight
Frank

 Naylor
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Commercial Property People

UK LAND ESTATES

About Us

One of the North East's largest business park owners, UK Land Estates counts some of the region's premier post codes among an ever-growing portfolio.

For 30 years, the company has invested hundreds of millions into speculatively developing high quality industrial schemes to breathing new life into older buildings to suit modern business needs.

UK Land Estates works with customers to provide the space you need for your business... and if we don't have property that meets your specifications, we'll be happy to build you one.

Our Estates

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Centralway 65

Team Valley, Gateshead

Centralway 65 is UK Land Estates' latest development on its flagship Team Valley Trading Estate.

Team Valley is the region's premier estate, home to more than 700 businesses employing over 20,000 people. It offers an array of amenities including hotels, restaurants, cafés, as well as a retail park, shops and financial services.

Connectivity is key with the estate bounded by the A1 with junctions at either end. Newcastle Upon Tyne is within 5 miles, Port of Tyne 10 miles and Newcastle International Airport 12 miles.

Centralway 65 will deliver an industrial and logistics facility designed to the latest specification and environmental performance to maximise efficiency and drive down operational costs.



You're in good company



People to power your business

The north east is renowned for its dedicated, capable and efficient labour force. A heritage of engineering and industry, leading universities, colleges and higher education facilities providing both academic and vocational training ensure a ready supply of labour.

Employment costs are lower than in most industrial and logistics locations making the north east an attractive and cost effective business location.

Average Gross Weekly Earnings

Gateshead	£643
North East	£661
West Midlands	£690
Yorkshire & Humber	£675
North West	£693
South East	£754
Great Britain	£730

Source: 2024 NOMIS/ONS

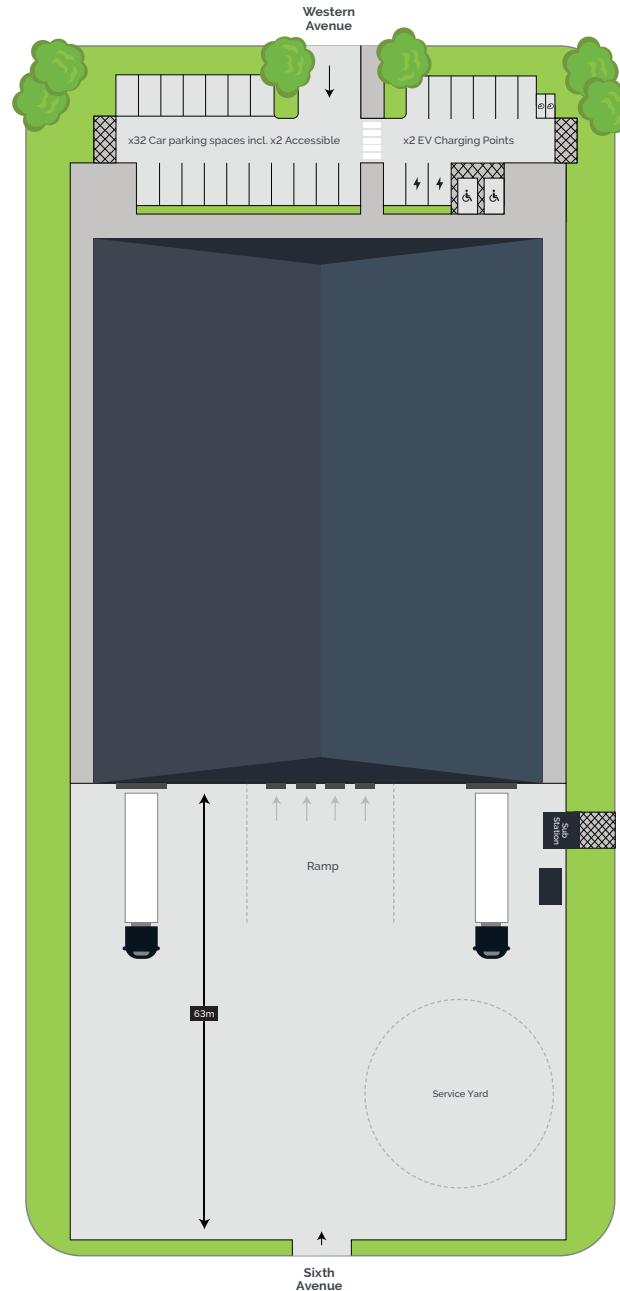


Centralway 65

Team Valley

Accommodation	M ²	Sq Ft
Warehouse	5,604	60,320
Office	444	4,772
Total	6,048	65,092

-  32 Car parking spaces (inc 2 accessible)
-  Roof mounted photovoltaic solar panels
-  CAT A office
-  Staff amenities
-  EV charging points
-  10.6m eaves
-  2 level access doors
-  LED lighting
-  4 dock level access doors
-  50kN/m² floor loading



Sustainability

UK Land Estates is focused on the future, developing buildings that exceed energy efficiency, accessibility and durability guidelines and regulations.

Leading edge low carbon tech is included across our standard specification, with UK Land Estates' developments driving down energy use and emissions.

From insulated cladding to rainwater harvesting, PV arrays to low flow sanitary ware and energy saving lighting systems to reduced water usage – we build for the businesses of the future, not just the now.

- ✓ Minimum BREEAM rating 'Very Good'
- ✓ EPC "A"
- ✓ Modern insulation
- ✓ Photovoltaic (PV) arrays providing direct green energy
- ✓ Latest LED lighting minimise energy usage and cut carbon
- ✓ Efficient air source heat pumps heat and cool facilities

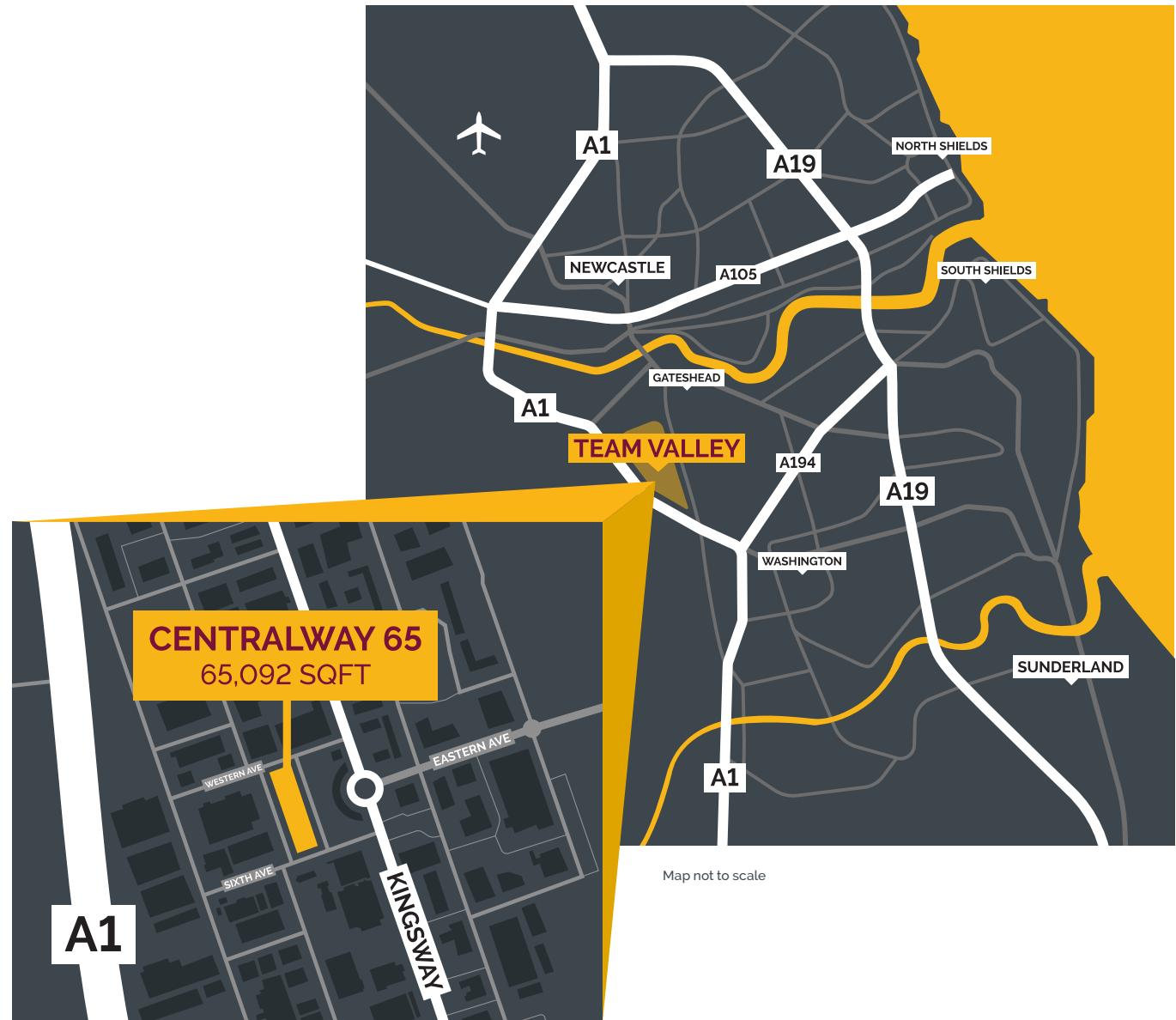
- ✓ Rainwater harvesting to reduce water costs
- ✓ Sustainable drainage systems
- ✓ EV Charging points
- ✓ Commitment to local suppliers and materials from sustainable sources, where possible
- ✓ Construction waste minimised and recycled, where possible



Location

Primed for regional and national reach

Locations & Drive Times	Miles	Minutes
A1	1	3
Newcastle City Centre	5	15
Port of Tyne	10	15
Newcastle International Airport	12	15
Sunderland	11	25
Teesport	44	57
Leeds	93	105
Manchester	140	170



CENTRALWAY

TEAM VALLEY – GATESHEAD – NE11 0TU

Enquiries

For further information and quoting terms contact the joint agents.



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