



## Mid-Terrace Warehouse / Industrial Unit

4,999 Sq Ft (464.41 Sq M)

- Excellent location
- Highly regarded trade park
- Dedicated parking and loading areas
- Electric loading doors
- Staff offices and welfare facilities

For further information please contact:

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# TO LET BY WAY OF ASSIGNMENT/SUB-LETTING

Unit 13, Kingsway Interchange,  
Team Valley Trading Estate, Gateshead,  
NE11 0JY

## Location

The property is located on Kingsway Interchange at the southern tip of Team Valley. Team Valley is located next to the A1 with immediate access to the key arterial routes from both the north and south gateways to the estate. It is a strategic position within the region with great connectivity and is well served by public transport.

Kingsway Interchange itself is a well-regarded trade park location with many national trade occupiers currently residing within the estate.

## Description

Kingsway Interchange is a development of 23 industrial warehouse and trade units comprising approximately 180,000 sqft in a prominent location just next to Sainsburys supermarket in the south east corner of Team Valley Trading Estate.

The subject property is a mid-terrace trade counter/warehouse unit with brick and clad elevations set under a profile sheet roof containing circa 10% skylights. Internally the space has concrete flooring and LED high bay lighting with a minimum eaves height of 6m to the haunch rising to a maximum eaves height of 9m at the apex.

An electrically operated up and over roller door provides access to the warehouse space measuring 4.6m wide by 4.9m high. Adjacent to the roller shutter door is a pedestrian access which currently provides access to a trade counter area also including elements of office and showroom space.

To the rear of the warehouse there is also an amenity block containing a kitchenette and WCs.

Externally, a loading apron and parking is available to the front of the unit which then opens out onto the wider estate road.

## Accommodation

The property comprises the following Gross Internal Area:

	Sq Ft	Sq M
Unit 13	4,999	464.41

## Terms

The property is currently subject to a lease dated 19 December 2019 between UK Land Estates Partnership Limited (Landlord) and UK Plumbing Supplies Limited (Tenant). The lease is for a term of 10 years expiring on 14 October 2029.

The property is available either by way of an assignment or sub-letting of our client's existing leasehold interest.

## Rent

The current passing rent is £48,000 per annum exclusive.

## EPC

The current rating is C 67.

## Rateable Value

The current rateable value (April 2026) is £36,500.

## Legal Costs

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



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## 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.

## 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 purchaser.



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