



## 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:

Duncan Christie  
 E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)  
 DD: 07841764765

Tobi Morrison  
 E: [tobi.morrison@naylorsgavinblack.co.uk](mailto:tobi.morrison@naylorsgavinblack.co.uk)  
 DD: 07734229958

Second Floor  
 One Strawberry Lane  
 Newcastle upon Tyne  
 NE1 4BX  
 Tel: +44 (0)191 232 7030  
[NaylorGavinBlack.co.uk](http://NaylorGavinBlack.co.uk)

## 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:

	<b>Sq Ft</b>	<b>Sq M</b>
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

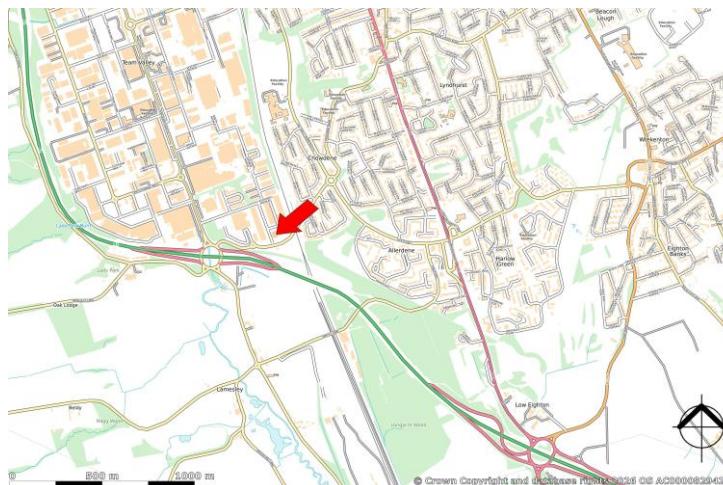
Each party to be responsible for their own legal costs incurred in this transaction.

**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 purchaser.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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