



## Industrial / Workshop Unit

964 Sq Ft (89.56 Sq M)

- Available now
- Excellent starter unit
- Located within the region's premier industrial estate
- Workshop with amenity space and parking

For further information please contact:

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## TO LET

Unit 1, Ninth Avenue East, Team Valley  
 Trading Estate, Gateshead, NE11 0EJ

### Location

The property is located on Ninth Avenue East towards the south of Team Valley.

Team Valley Trading Estate 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 in a strategic position within the region, with great connectivity and is well served by public transport.

### Description

The unit is an end terrace industrial/workshop unit.

Internally, the unit is broadly open plan space including entrance porch, single WC and enclosed kitchenette area.

The warehouse benefits from concrete flooring and high bay LED lighting, along with a three phase electricity supply. A manually operated roller shutter door provides access to the warehouse space measuring 2.8m wide by 2.8m high. Minimum eaves height in the warehouse is 3.75m to the haunch extending to 5.25m at the apex.

Externally, there is a loading apron and parking for circa 2 vehicles.

### 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:

	Sq Ft	Sq M
Unit 1	964	89.56

### Terms

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

### Rent

£9,160 Per Annum

### EPC

The property has a current rating of D 90.

### Rateable Value

The property has a current Rateable Value (April 2026) of £9,500.

### 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 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 tenant(s).



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