

Property Details

Tel: 0191 232 7030

TO LET

**MODERN HIGH SPECIFICATION
INDUSTRIAL/OFFICE PREMISES**

**DUE TO
RELOCATION**

362C, DUKESWAY, TEAM VALLEY, GATESHEAD



SITUATION

The property is located within Team Valley Trading Estate, one of the North East's busiest and premier commercial estate. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 m² of commercial accommodation.

The estate lies approximately 4.5 miles south of the Newcastle conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

The premises are located on Dukesway which is one of the main thoroughfares running through Team Valley and a short distance from Retail World.

Access to the A1 Western Bypass is excellent providing easy communications to all parts of the region.

DESCRIPTION

The property comprises a semi detached industrial/office premises of steel portal frame construction with walls of brick/blockwork to dado level with insulated clad panels above. The roof is of insulated sheet cladding which incorporates approximately 10% translucent roof lights.

The property is of a very high standard and has two storey offices which look out on to Dukesway and include reception area, open plan and cellular offices which are fitted with data trunking, gas central heating, a mix of category 2 and strip fluorescent lighting, kitchen facilities and air conditioning.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

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362C, Dukesway, Team Valley, Gateshead

DESCRIPTION **Cont**

Behind the office there are warehouse facilities which extend with an eaves height of approximately 5.5 m and these areas have gas fired blower heaters.

There is a sectional up and over door measuring 3.5 m by 4.5 m high, which open out onto a shared yard. There is ample car parking to the front as well as further parking to the rear.

ACCOMMODATION

The following floor areas are approximate and measured in accordance with RICS Code of Measuring Practice (6th Edition).

Office	610.56 m ²	(6,572 ft ²)
Warehouse	873.84 m ²	(9,406 ft ²)
Mezzanine	81.83 m ²	(881ft ²)
GIA	1,566.23 m²	(16,859 ft²)

TERMS

The property is available to lease on FRI terms for a term of years to be agreed.

RENT

£56,500 per annum exclusive.

VAT

All figures are exclusive of VAT where chargeable

RATING ASSESSMENT

The Valuation Office Agency website describes the property as "Warehouse and Premises".

Rateable Value (2010 List): £66,500

LEGAL COSTS

Both parties will be responsible for their own legal costs in connection with the lease.

SERVICES

We understand all mains services are connected to the including three phase electricity, gas and mains drainage. Interested parties are requested to make their own enquiries in this respect.

FURTHER INFORMATION

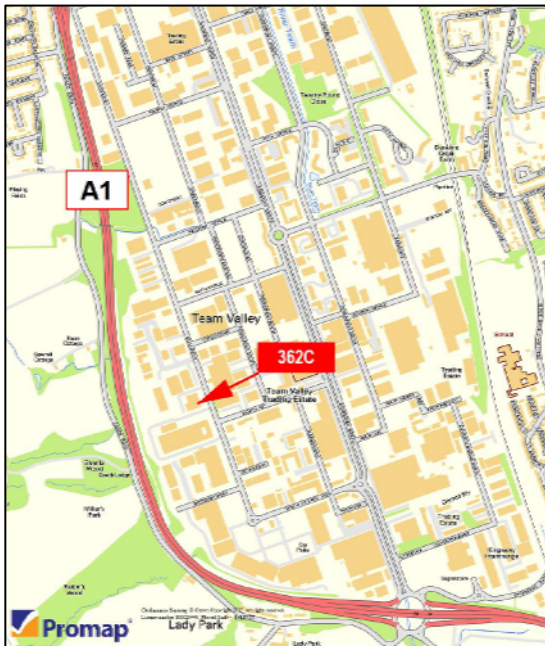
For general enquiries and viewing arrangements please contact Keith Stewart on 0191 211 1559 or email keithstewart@naylors.co.uk.

Joint agent: Nick Atkinson or Chris Donabie at DTZ, 0191 223 5700.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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