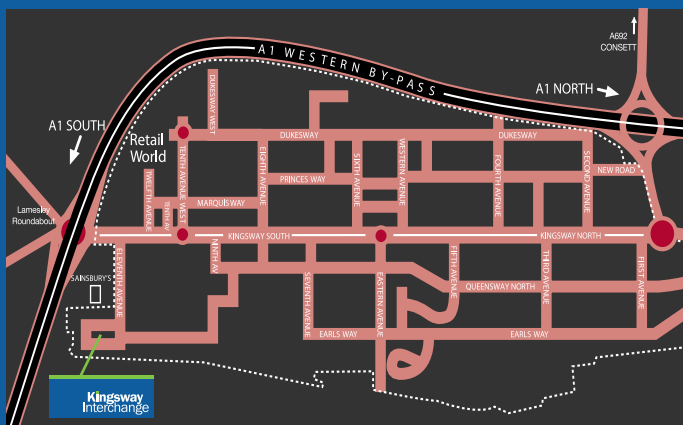


**Kingsway
Interchange**

TO LET

Industrial/Warehouse/Trade Unit
8,517 sq ft (791 sq m)



Unit 2
Kingsway Interchange
Eleventh Avenue, Team Valley
Gateshead NE11 0JY

- Well Established Location
- Adjacent to A1
- Excellent Parking / Service Yards
- Fully Refurbished

Keith Stewart
keithstewart@naylors.co.uk



Kingsway Interchange

Unit 2, Kingsway Interchange
Eleventh Avenue, Team Valley, Gateshead NE11 0JY
8,517 sq ft (791 sq m)

LOCATION

Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. It is the premier mixed use business location in the region, totalling around 280 hectares (700 acres) and is home to a wide variety of businesses including Sainsburys supermarket, two petrol filling stations, a retail park, two hotels, convenience shops and a substantial office park, as well as the extensive industrial warehousing properties ranging from small starter units to major industrial plants.

Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

DESCRIPTION

A modern portal steel framed property offering clear span and a generous eaves height of 6.1m (20ft). The property has an office to the front with separate male and female toilet facilities.

The warehouse is served by a roller shutter door approximately 4.58 m wide x 4.48 m high

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

Warehouse/Office 791 sq.m (8,517 sq.ft)

TERMS

The property is available on a new lease for a term to be agreed with the tenant being responsible for all repairs to the property and the cost of property insurance. There is a service charge payable to cover costs of maintaining common areas.

RENT

On application.

SERVICES

All main services are available. Interested parties should make their own enquiries.

RATING ASSESSMENT

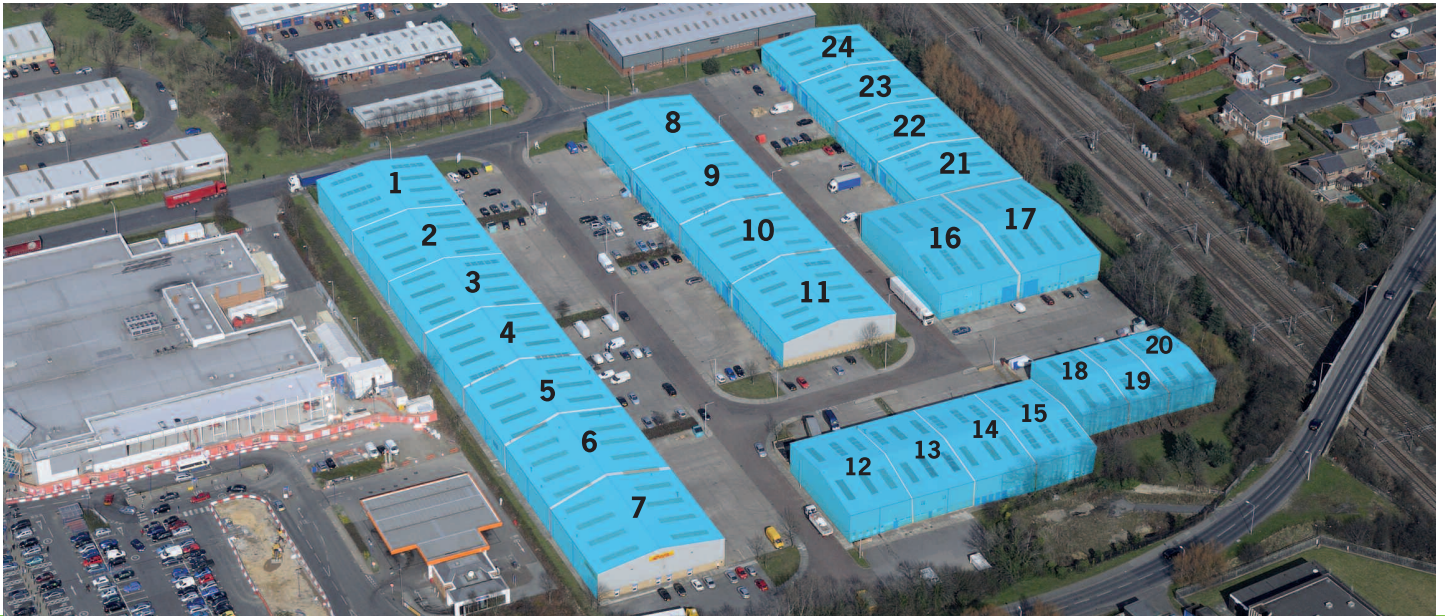
Interested parties are advised to contact Gateshead Council on 0191 433 3000 to confirm the rates payable.

VAT

All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Both parties will be responsible for their own legal costs incurred in any transaction.



MISREPRESENTATION ACT: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contact. July 2011 Ref: 5271

VIEWING AND FURTHER INFORMATION

Strictly via the sole agents.

Contact:

Keith Stewart
keithstewart@naylor.co.uk


NAYLORS

0191 232 7030

www.naylor.co.uk