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To Let

Station Approach, Team Valley Trading Estate, Gateshead, NE11 0UG

- Various workshop/warehousing units available
- Excellent location within this popular estate close to the A1
- Units from 641 m² (6,897sqft) to 974 m² (10,488 sq.ft)
- Internal Clear Heights from 5.0m to 5.8m
- Located within a large complex
- Rents from £21,000 per annum exclusive

0191 221 2211

St Ann's Quay, 118 Quayside, Newcastle upon Tyne, NE1 3BB

Location

The Team Valley Trading Estate is generally regarded as one of the premier estates within the region. It is bounded on the west side by the A1 and therefore access throughout the region is excellent.

The premises are located within a large complex which lies off Station Approach on the eastern side of the Team Valley Trading Estate.

Please refer to the attached site and location plans for more detailed information.

Description

The units are all single storey steel framed storage buildings with profile aluminium cladding to the external walls and a pitched roof with corrugated asbestos cement sheet covering.

Internally, the units have concrete floors throughout and an internal clear heights varying between 5.0m and 5.8m. Each unit has some office space together with male & female WC facilities.

Externally, there are shared service yards and car parking areas around the perimeter of the units and each benefits from vehicular access by way of steel roller shutter loading doors.

Services

The units have sub-metered supplies of 3 phase electricity and water. Lighting throughout the property is by way of low bay halogen fittings to the warehouse and fluorescent fittings to the offices.

Accommodation & Rentals

The units provide the following gross internal areas:-

Unit No.	m ²	sq.ft.	Rental p a
2	641	6,897	£21,000
3	974	10,488	£29,000
7	768	8,268	£25,000

Rateable Values

Unit No.	Rateable Value	Rates Payable 2013/14
2	£17,000	£8,007
3	£21,750	£10,244
7	£20,000	£9,420

Energy Performance Certificate

The units have the following energy performance ratings:-

Unit 2 – F138

Unit 3 – G196

Unit 7 – G175

Lease Terms

The units are offered to let by way of new lease for term of years to be agreed at the rents listed above which are quoted exclusive of rates.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

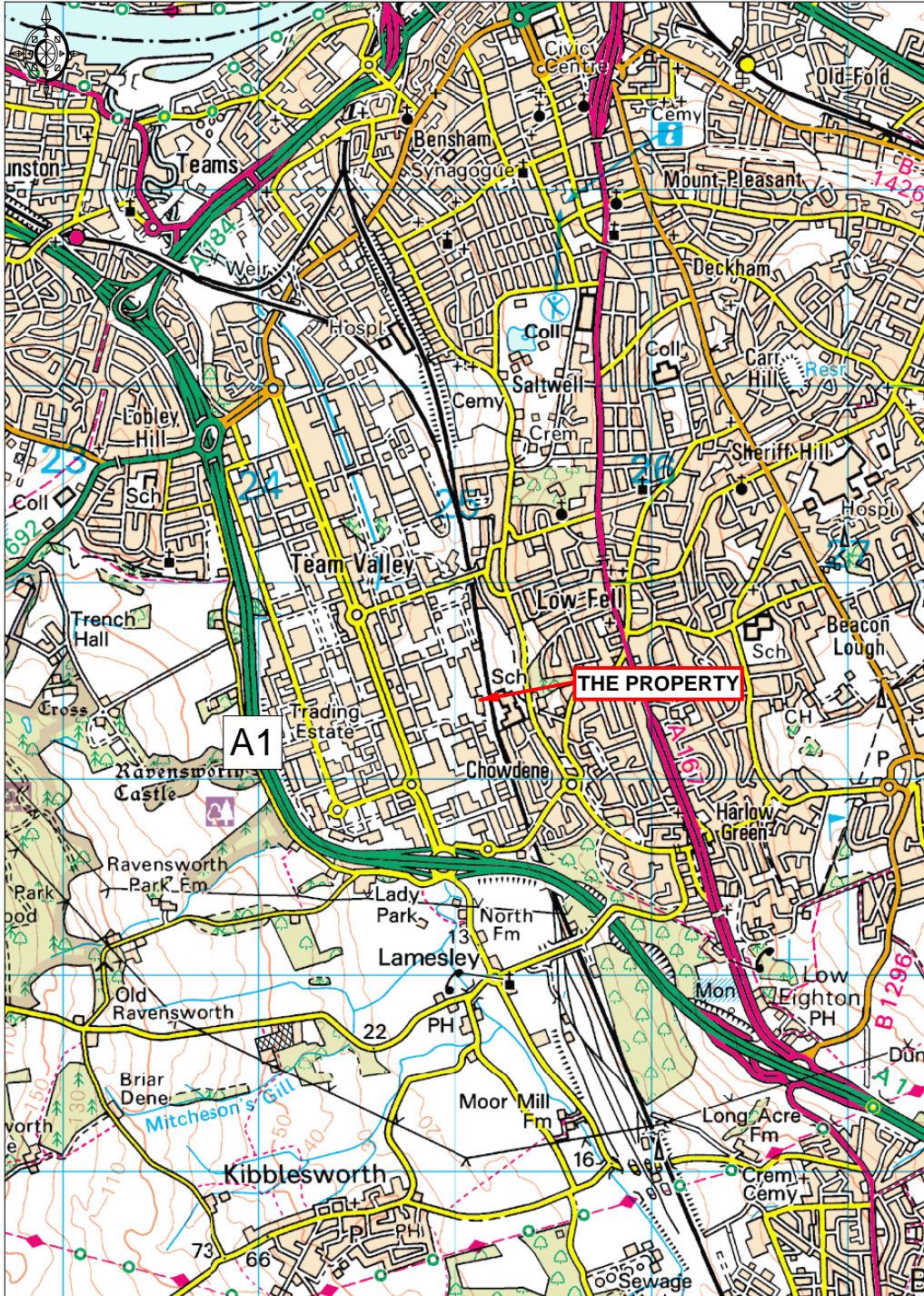
Particulars – September 2013

Photograph – January 2006

Important Notice

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- VAT:** The VAT position relating to the property may change without notice.

Unit 2
Station Approach
Team Valley Trading Estate

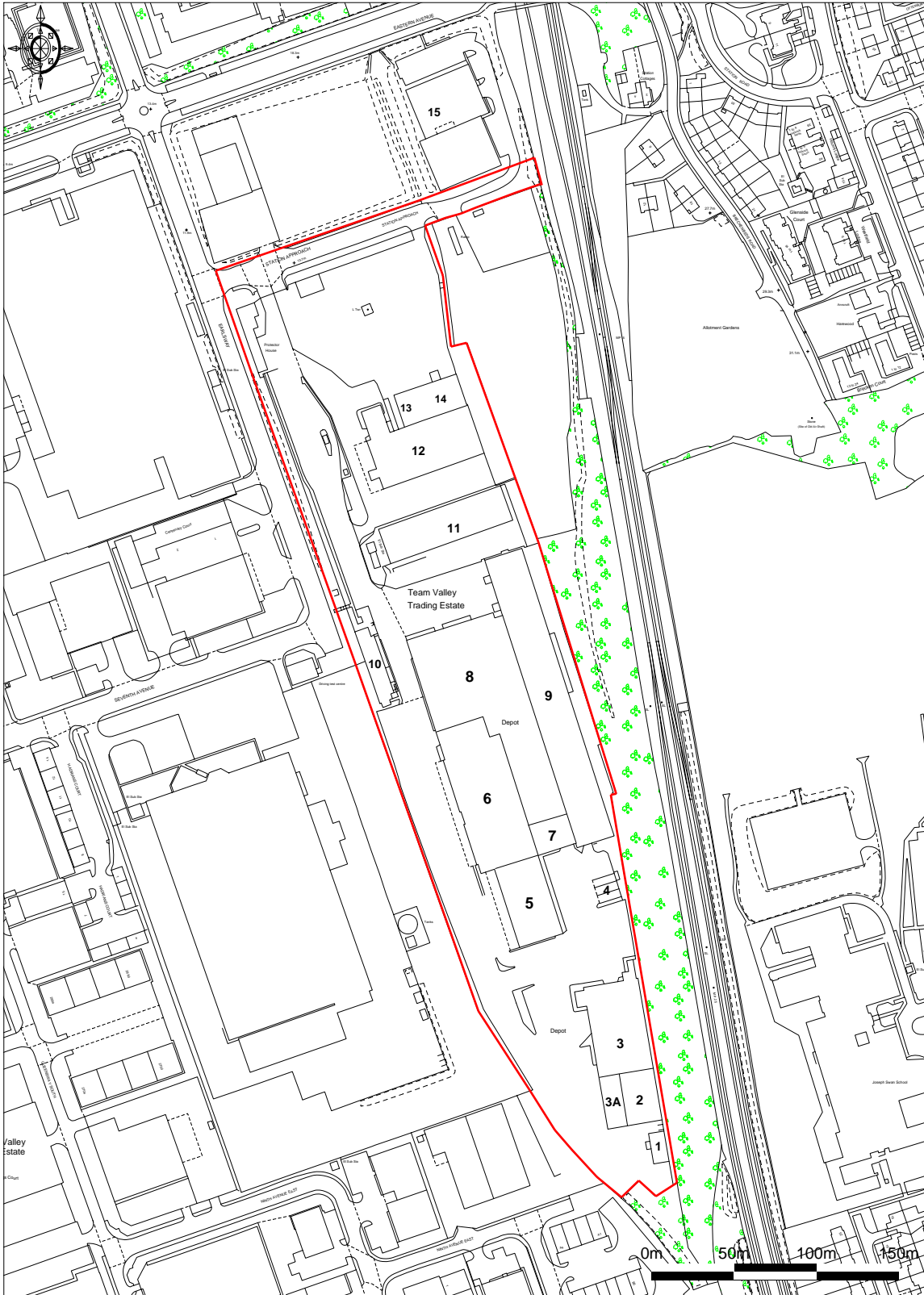


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Unit 2 Station Approach - map

This plan is published for guidance only and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

STATION APPROACH OFF EARLSWAY TEAM VALLEY TRADING ESTATE



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Station Approach - plan