

Property Details

Tel: 0191 232 7030

On the instructions of



BUILDINGS FOR BUSINESS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

From 302 m² (3,251 ft²)

QUEENSWAY SOUTH, TEAM VALLEY, GATESHEAD, NE11 0SD



- ◆ Popular Development
- ◆ Adjacent to the A1
- ◆ On Site Parking

SITUATION/LOCATION

The development is located on Queensway South, one of the major through roads serving the Team Valley Industrial Estate which is located approximately two miles south west of Gateshead Town Centre and approximately three miles west of Newcastle upon Tyne. The estate provides excellent access to both the regional road network and the A1(M). Surrounding occupiers include Bybox, Amtrak Express Parcels, Mansell Maintenance and TNT.

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www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

Queensway South, Team Valley, Gateshead

DESCRIPTION

The premises are single storey, of steel portal frame construction with brick and block cladding at low level and profile metal cladding above and to the roof. The units have an eaves height of approximately 5 m (16 ft).

ACCOMMODATION

Unit No.	Size m ²	Size ft ²	Rental	Availability
269B	302	3,251	£18,000 per annum	Available
270A	302	3,251	£18,000 per annum	Available

TERMS

The premises are available on internal repairing and insuring leases of six, nine or twelve years (incorporating three yearly reviews) with the landlord being responsible for external repairs and decoration including all doors and windows whether internal or external. The tenant will be responsible for all Stamp Duty and legal costs involved in the transaction.

RATEABLE VALUE

Rateable value (2010 List):

Unit 269B: £14,750
Unit 270A: £16,250

ASSISTANCE

Gateshead is a Development Area where incentives to industry may be available to qualifying applicants. Full details are available from Gateshead Metropolitan Borough Council Business Team, Civic Centre, Regent Street, Gateshead, NE8 1HH. Telephone number: (0191) 433 3000.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is available upon request

VIEWING

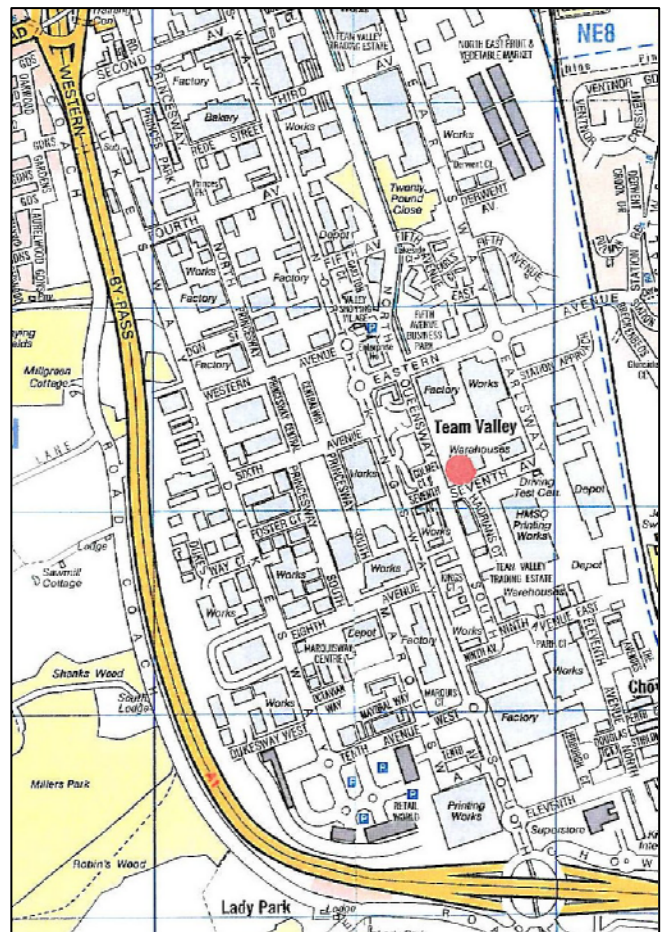
For general enquiries and viewing arrangements please contact Katy Goulding on 0191 232 7030 or email: katygoulding@naylors.co.uk.

Alternatively contact our joint agents, Buildings for Business on 0191 440 8880.

NAYLORS INSTRUCTIONS

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

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