



# To Let

## NE11 0NY

### Team Valley K474 Queensway North, Gateshead

- 2,081 sq m (22,400 sq ft)
- Situated in a prominent location on Queensway
- Excellent access to Newcastle City Centre and the A1
- Externally the unit has a yard area and 42 car parking spaces
- Competitive rental terms and incentives available

**SUBJECT TO CONTRACT**

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**Location**

The property is prominently located on Queensway within the Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 sq m of accommodation including industrial, office, retail and leisure.

The estate lies approximately 3 miles to the south of Newcastle City Centre. There is direct access to the A1 Western By-Pass providing connection to the regional road network and beyond.

**Description**

The property comprises a modern detached industrial unit with integral ground and first floor offices. The building is of steel portal frame construction with minimum eaves height of 6m. The warehouse elevations are covered in insulated steel cladding with internal block work to approximately 2m. The roof is pitched and covered with insulated profile metal cladding incorporating translucent roof panels. Internally the warehouse has concrete floor, three-phase electricity, sodium lighting and four suspended Ambirad gas heaters. The warehouse incorporates male/female WCs, with a canteen area situated off the warehouse floor and also accessible from the adjoining offices. A small mezzanine is located to the north east corner of the warehouse.

Two-storey offices are located along the eastern elevation. The office space is to a high quality specification including aluminium framed double glazing, suspended ceilings/recessed lighting, heating via gas fired radiators, carpet tiles and three compartment dado trunking (on the ground floor). Pedestrian access is from the south eastern corner of the unit, leading into a reception area. Male, female and disabled toilets are located on the ground floor.

Externally there is a generous allocation of 42 car parking spaces, along with a yard area situated to the south of the warehouse with access via two electrically operated up and over loading doors, each measuring 4.5m wide by 5.0m high.

**Accommodation**

	sq m	sq ft
Ground Floor Office/Amenities	348	3,746
First Floor Office	146	1,571
Upper Showroom (Potential Offices)	109	1,173
Small Mezzanine	39	424
Warehouse	1,439	15,486
<b>Total GIA</b>	<b>2,081</b>	<b>22,400</b>

**Terms**

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £128,500 per annum exclusive.

**Business Rates**

The property has a rateable value (2010 List) of £112,500. Interested parties speak to the Local Rating Authority to confirm the rateable value.

**Services**

We understand that the property is connected to all mains services.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

Available upon request.

**Viewing**

Via Agents HTA Real Estate

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