

TO LET

Workshop Accommodation

382F Jedburgh Court
Team Valley Industrial Estate
Gateshead
NE11 0BQ



Situation

The property is located within Team Valley Industrial Estate, the North East's premier commercial estate which covers 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/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

Jedburgh Court is located just off Eleventh Avenue, approximately 400 m from the A1's most southern junction with Team Valley and opposite the Sainsbury store. It is a development of 37 units divided into 4 blocks.

Description

The property is a single storey unit of steel portal frame construction with brick/blockwork to front, side and rear elevations and profile sheet cladding above.

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Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

info@naylor.co.uk

Description....Continued

It has concrete flooring, painted block work walls, toilets, kitchen area, a full height roller shutter and a mezzanine floor providing office space.

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:

Ground Floor	279.36 m ²	3007.03 ft ²
Mezzanine	32.89 m ²	354.03 ft ²
Total	312.25 m²	3361.06 ft²

Services

The property benefits from all mains services none of which have been tested or are warranted. Interested parties should satisfy themselves in this respect.

Term

The premises are available to let by way of a 5 year fixed term lease.

Rent

£20,350 per annum exclusive.

Service Charge

Service charge for estate upkeep for 2017/18 is £1703 exclusive.

VAT

All figures quoted are exclusive of VAT where chargeable

Energy Performance Certificate

Please enquire of Naylor's for the EPC assessment.

Legal Costs

Each party is to bear their own legal costs.

Rating Assessment

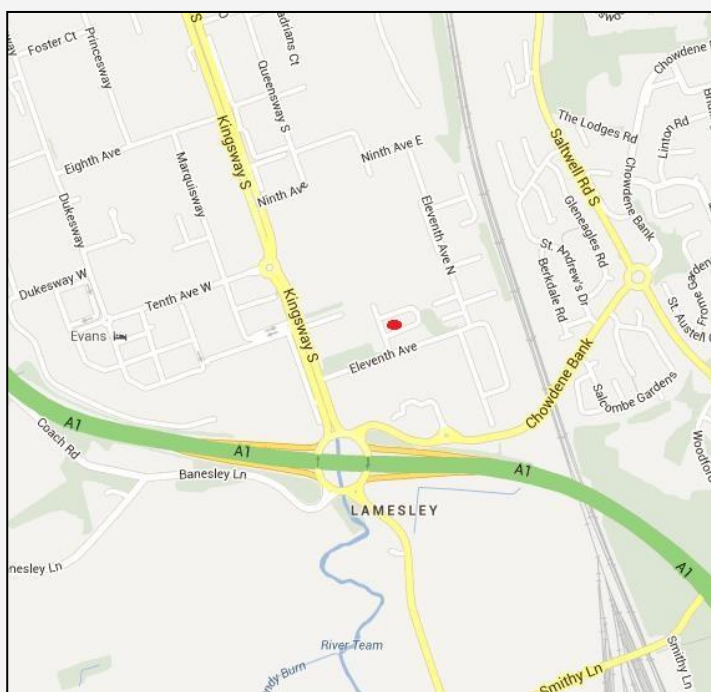
The property is described as "Warehouse and Premises":

Rateable Value (2017 List):	£15,250
Rates Payable (2017/2018):	£7106.50

Further Information

For further information and viewing arrangements please contact Duncan Christie on 0191 232 7030 or email duncanchristie@naylor.co.uk.

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