



## **TO LET**

### **Modern End Terrace Industrial Unit**

**356D Dukesway Court  
Team Valley  
Gateshead  
NE11 0BH**

- Rent £27,000 per annum exclusive
- Total GIA 487 sq m (5,246 sq ft)
- New lease for a term of years to be agreed

### Location

The property is located within Team Valley Trading Estate, one of the North East's busiest and more important commercial estates. Team Valley covers a total area of approximately 238 hectares and provides in excess of 650,000 sq m of commercial accommodation.

Dukesway Court is located in the southwest quadrant of Team Valley Trading Estate close to Retail World and 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.

### Description

The property is an end terraced unit of steel portal frame construction with brickwork/blockwork walls to approximately 2m and insulated profile metal walls with pitched roof and translucent roof lights.

The warehouse is served by an up and over sectional door 3m wide by 4.6m high. The unit has an eaves height of approximately 4.6m rising to 5.6m at the apex. The unit benefits from a roller shutter loading door, high level lighting and gas fired blow heaters and welfare facilities.

### Accommodation

The property provides for the following approximate gross internal area:-

Description	Sq m	Sq ft
Warehouse	422	4,539
Mezzanine	65	704
<b>Total</b>	<b>487</b>	<b>5,246</b>

### Rating Assessment

The property is described by the Valuation Office Agency as "Warehouse and Premises".

Rateable Value (2017 List)	£25,250.00
Rates Payable	£12,549.25

The above figure is approximate and should not be relied upon. Any interested parties should see to satisfy themselves in respect of these figures by confirming with the Local Authority.

### Asking Rent

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of £27,000 per annum exclusive.

### Energy Performance Certificate

The property has an Energy Performance Rating of Band B (29).

### VAT

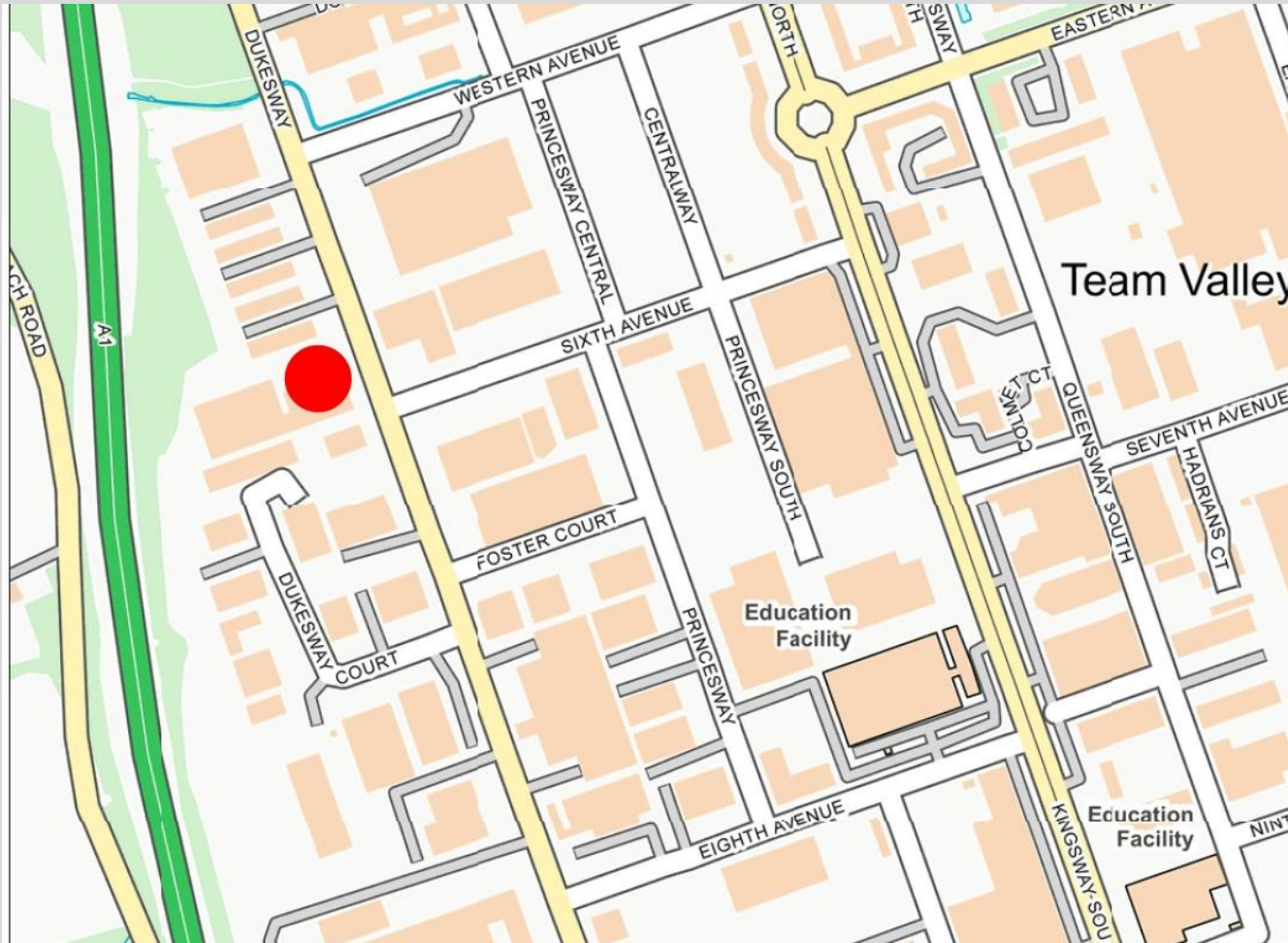
All figures quoted are exclusive of VAT where chargeable.

### Services

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

### Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



**Viewings and Further Information**

Strictly by prior appointment with the agents:

**Contact:** Chris Dent  
**Tel No:** 0191 269 0104  
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Sanderson Weatherall  
 22-24 Grey Street, Newcastle upon Tyne, NE1 6AD

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