

TO LET

Queensway South Workshops,
Team Valley, Gateshead, NE11 0NX



Workshop Units

Unit sizes from 294.7 m² (3,172 sq ft)

- Located on one of region's premier estates adjacent to A1
- Total Gross Internal Areas ranging from 294.7 m² (3,172 sq ft)
- Open plan workshop space
- Flexible terms available
- Ideal for small and growing businesses
- Rents: from £20,000 per annum

SITUATION

Team Valley Estate is generally regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people.

It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north.

Queensway South is centrally located on Team Valley accessed from Queensway South between Eighth and Ninth Avenues.

Please refer to the attached plans for further directions to the property.

DESCRIPTION

Queensway South workshops form 2 terraces of units benefiting from the following specification:

- Steel portal frame design providing open plan workshop space
- Block walling at lower level with insulated steel profile cladding to eaves
- Insulated steel sheet roof inc. rooflights
- Reinforced concrete floors throughout
- Access via sectional doors (w 3.3m x h 3.6m)
- WC facilities
- 3 phase power supply, gas and water
- Some units benefit from office accommodation
- Ample on site parking



TERMS

The premises are available on internal repairing and insuring leases with the landlord responsible for external repairs and decoration and the tenant responsible for internal repairs and decoration including all doors and windows whether internal or external.

An annual Maintenance Rent is levied to cover external repairs and maintenance of shared areas.

Availability and Rent

Please see full information on current availability and other occupational costs on the following page.



VAT

All rents and service charges are subject to VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

CURRENT AVAILABILITY

Current availability, Rent and Maintenance Rent charges are set out as follows. Information regarding Rateable Values and Energy Performance is also provided.

Unit	m ²	sq ft	Rent PA	Maintenance Rent	Rateable Value	Rates Payable	EPC Rating
Unit 269C	294.7	3,172	£20,000	£1,788	£15,750	£7,340	D(97)
Unit 270A	295.2	3,177	£20,000	£1,788	£17,000	£7,922	E(102)
Unit 270D	295.7	3,182	£20,000	£1,788	£15,750	£7,340	D(86)

Please note:

- You may be eligible for business rates or transitional rate relief. Further information is available from the following website <https://www.gov.uk/calculate-your-business-rates>
- The units has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th ed.).

For further details please contact:



MARK PROUDLOCK

0191 5945019 or 07766 968891

Mark.proudlock@knightfrank.com

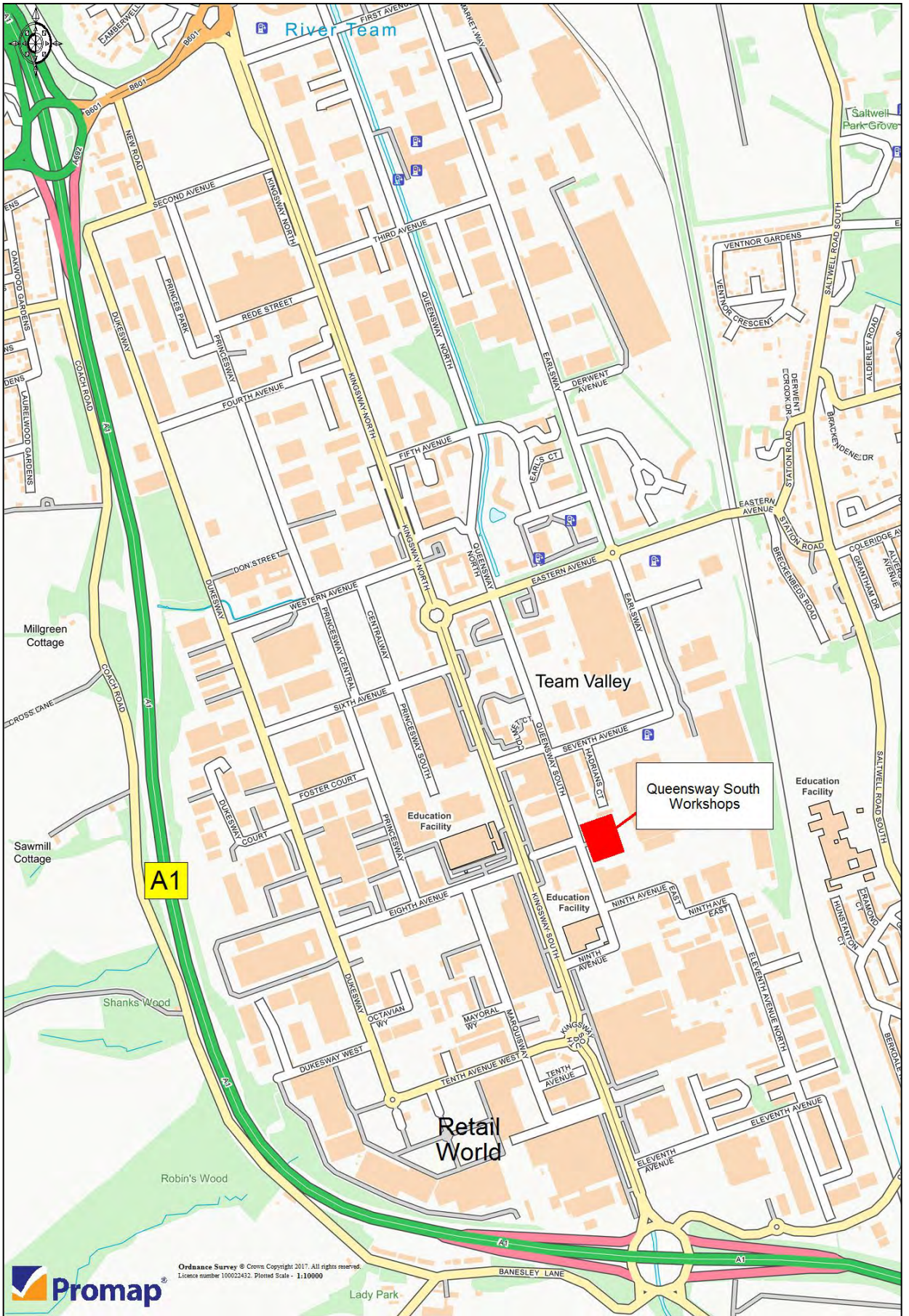
SIMON HAGGIE

0191 5945009 or 07798570603

Simon.haggie@knightfrank.com

September 2017 – subject to contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Photo's dated 02.04.15. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



Ordnance Survey © Crown Copyright 2017. All rights reserved.
 Licence number 100022432. Plotted Scale - 1:10000



