

**Factory / Warehouse Unit**
771 sq m (8,300 sq ft)**Property Highlights**

- Modern terraced industrial unit
- Open plan office space with perimeter trunking
- Located on Team Valley Trading Estate, the North East's premier business site.
- Flexible terms and incentives available

For more information, please contact:

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Location

The property is located within the successful Earls Park development in the north east quadrant of Team Valley the region's premier and busiest commercial estate and is accessed via Earlsway.

The estate lies approximately 3 miles to the south of Newcastle city centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

Major occupiers in the immediate vicinity include Booker, Euro Car Parks and ATS. Within a short distance to the south, Royal Mail has its regional sorting facility.

Description

Earls Park North comprises a mixture of warehouse units, and unit 2 is of steel portal frame construction incorporating office and WC facilities. The unit is served by an electric up and over roller shutter door providing access to the common external yard areas.

The property benefits from clear internal heights of approximately 4.9m.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following Gross Internal Areas (GIA):

	Sq M	Sq Ft
Warehouse	771	8,300

Tenure

Leasehold

Services

The unit benefits from 3 phase . Interested parties should satisfy themselves in this respect.

Rateable Value

From an inspection of the Valuation Office Agency website, we understand that the premises are assessed with the following Rateable Values.

Rateable Value (2010 List): £34,500

Legal Costs

Both parties will be responsible for their own legal costs..

Terms

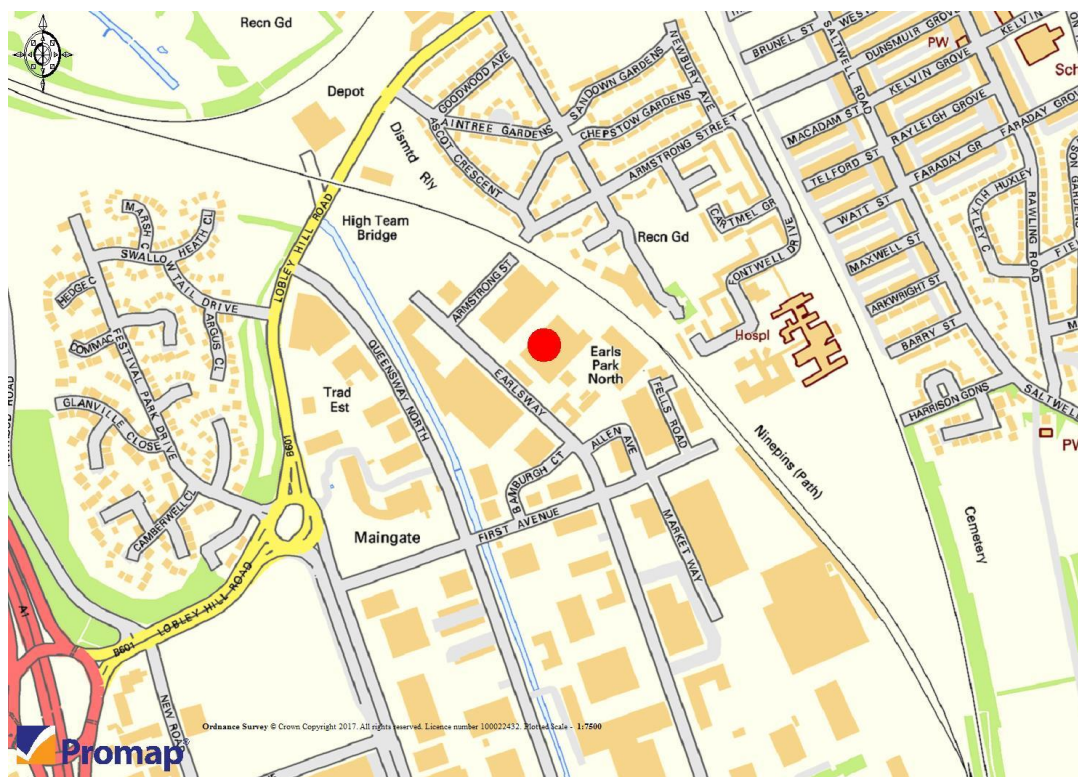
The unit is offered by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £41,500 per annum with incentive available.

EPC

An Energy Performance rating is available upon request.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.





**CUSHMAN &
WAKEFIELD**

TO LET

Unit 2 Earls Park North, Team Valley
Gateshead, NE11 0RY

