

DETACHED WORKSHOP

TO LET

GAVINBLACK
— & PARTNERS —



**FORMER BELLS TRUCK & VAN PREMISES, NORTH EAST
FRUIT AND VEGETABLE MARKET, DERWENT AVENUE,
TEAM VALLEY, GATESHEAD, NE11 0QY**

1,383.13m² (14,887 sq ft)

CONTACT

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FORMER BELLS TRUCK AND VAN PREMISES, NORTH EAST FRUIT & VEGETABLE MARKET, TEAM VALLEY, GATESHEAD, NE11 0QY

LOCATION

The property is located within the Team Valley Trading Estate, the North East's premier and busiest commercial estate. Team Valley covers an area of approximately 238 hectares and provides in excess of 650,000 m2 of commercial accommodation.

The Estate lies approximately 3 miles to the south of Newcastle City Centre with Team Valley Retail Park a short distance to the south west. There is direct access to the A1 Western Bypass at either end of the Estate providing connection to the regional road network and beyond.

The property forms part of the North East Fruit & Vegetable Market complex which is accessed from Derwent Avenue and Earlsway, the latter being one of the main estate roads on Team Valley.

DESCRIPTION

The property comprises a former commercial vehicle workshop which is of steel framed construction having a clear eaves height of 6.5M. The main workshop has five sectional up/over vehicular doors. There is a further workshop/store which is accessed from a steel roller shutter vehicular door.

There is office/ancillary accommodation arranged over ground and first floors.

Externally there are nine car parking spaces along the front of the building together with a further 12 car parking spaces within the main market site. There is also a side yard/compound which is capable of being fenced off. There is an undeveloped area of land at the opposite side of the building which could provide further parking/servicing facilities.

The Market benefits from 24 hour on site security.

RENTAL AND LEASE TERMS

The property is available by way of a new full repairing and insuring lease. Rental offers in excess of £82,000 per annum are invited, subject to contract..

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate gross internal floor areas recorded are as follows:

Description	Sq M	Sq Ft
Workshop	673.79	7,252
Store	157.44	1,695
Ground Floor Offices	361.23	3,888
First Floor Offices	190.67	2,052
Total	1383.13	14,887

RATEABLE VALUE

The Rateable Value appearing in the 2017 Rating List is £47,500. Interested parties should make their own enquiries of Gateshead Borough Council as to the amount of rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D86. A copy of the certificate and report is available on request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

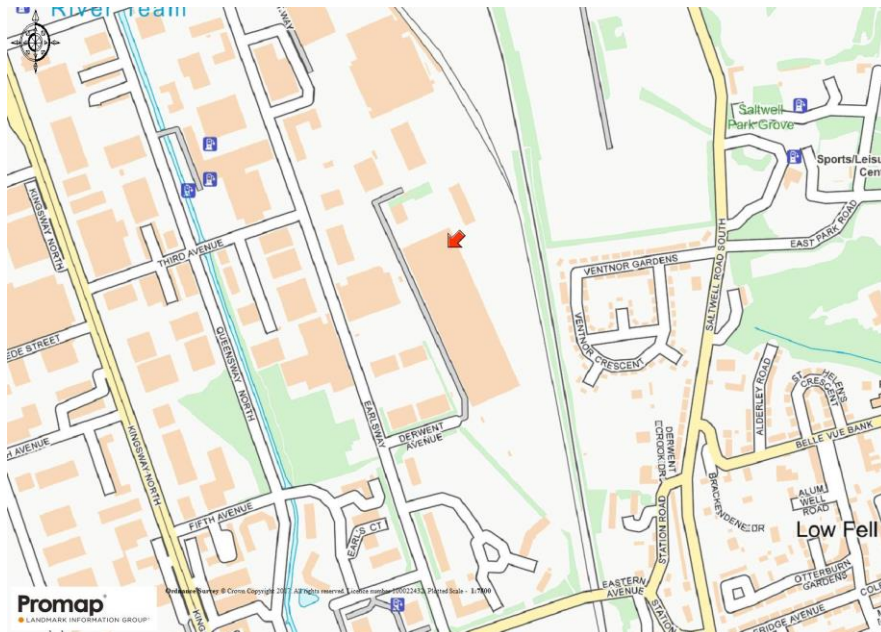
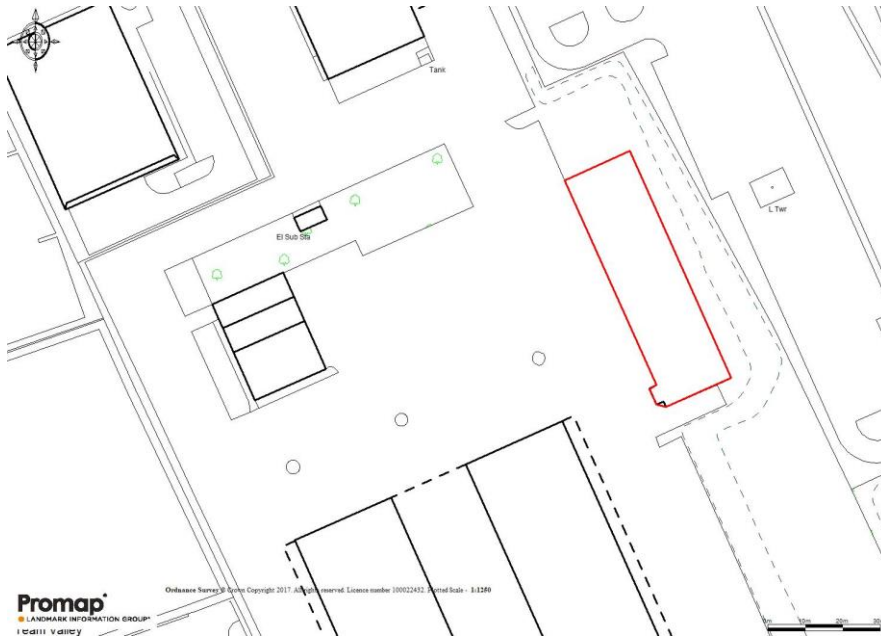
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis and, where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Joints Agents Knight Frank and Gavin Black & Partners.

Particulars prepared: October 2017.

FORMER BELLS TRUCK AND VAN PREMISES, NORTH EAST FRUIT & VEGETABLE MARKET, TVTE, GATESHEAD, NE11 0QY



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.