



Industrial / Warehouse Unit
958.1 sq m (10,312 sq ft)
on a site area of 0.74 ha (1.84 acres)

Property Highlights

- Rare long lease hold opportunity on Team Valley
- Hard standing area of 1.3 acres
- Easy access to A1(M)
- Detached unit with two storey office accommodation
- Secure gated site

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Location

The site is located on Earlsway, Team Valley Industrial Estate in Gateshead. The estate is recognised as being the premier business location for production/warehouse facilities in the North East and covers an area of approximately 238 hectares providing more than 650,000 sq m of office, industrial, retail and leisure accommodation.

Team Valley is located approximately 3 miles south of Newcastle city centre and benefits from excellent communication links with direct access to the A1 Western Bypass at both the northern and southern end of the estate.

Earlsway is one of the main thoroughfare rounds of the estate linking to Kingsway North which provides direct access to the A1(M) north and south

Description

The property comprises a steel portal frame detached warehouse of part brickwork and part profile metal clad construction. The roof is dual pitched and covered with insulated profile metal sheets incorporating translucent roof panels.

The warehouse provides open plan space with eight up and over access doors, 4 to the southern elevation and 4 to the northern elevation each measuring 4.4m wide by 4.7m high. The southern elevation also has a smaller access door measuring 3.3m wide by 3.3m high. The warehouse is arranged over 4 bays and benefits from 5 gas blow heaters, sodium lighting, and a minimum eaves height of 6.5m.

To the front elevation of the unit is a reception area with customer waiting room and office area with male / female w.c's. The specification includes a mixture of vinyl and carpeted floor coverings, wall mounted gas radiators and suspended ceilings. The upper offices comprise of a similar specification and are generally open plan with two small meeting rooms. The upper floor also benefits of a kitchen area, shower room and more wc's.

Surrounding the unit is an extensive area tarmacadam yard bounded by a palisade fence with large gate providing access to Earlsway

Rateable Value

The premises have a Rateable Value of £25,750

Interested parties are advised to contact the local rating authority for further information and to confirm the rates payable.

Tenure

The property is held long leasehold on a 150 year lease at a peppercorn rent from 12 January 1996 – a copy of the long lease is available on request

Price

Offers in the region of £875,000

Accommodation

The property comprises the following approximate gross internal areas:

	SQM	SQ FT
Warehouse	622.5	6,700
Ground Floor Office & Amenities	158.3	1,704
First Floor Office & Amenities	177.3	1,908
Total GIA	958.1	10,312

Energy Performance Certificate (EPC)

Available on Request

VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

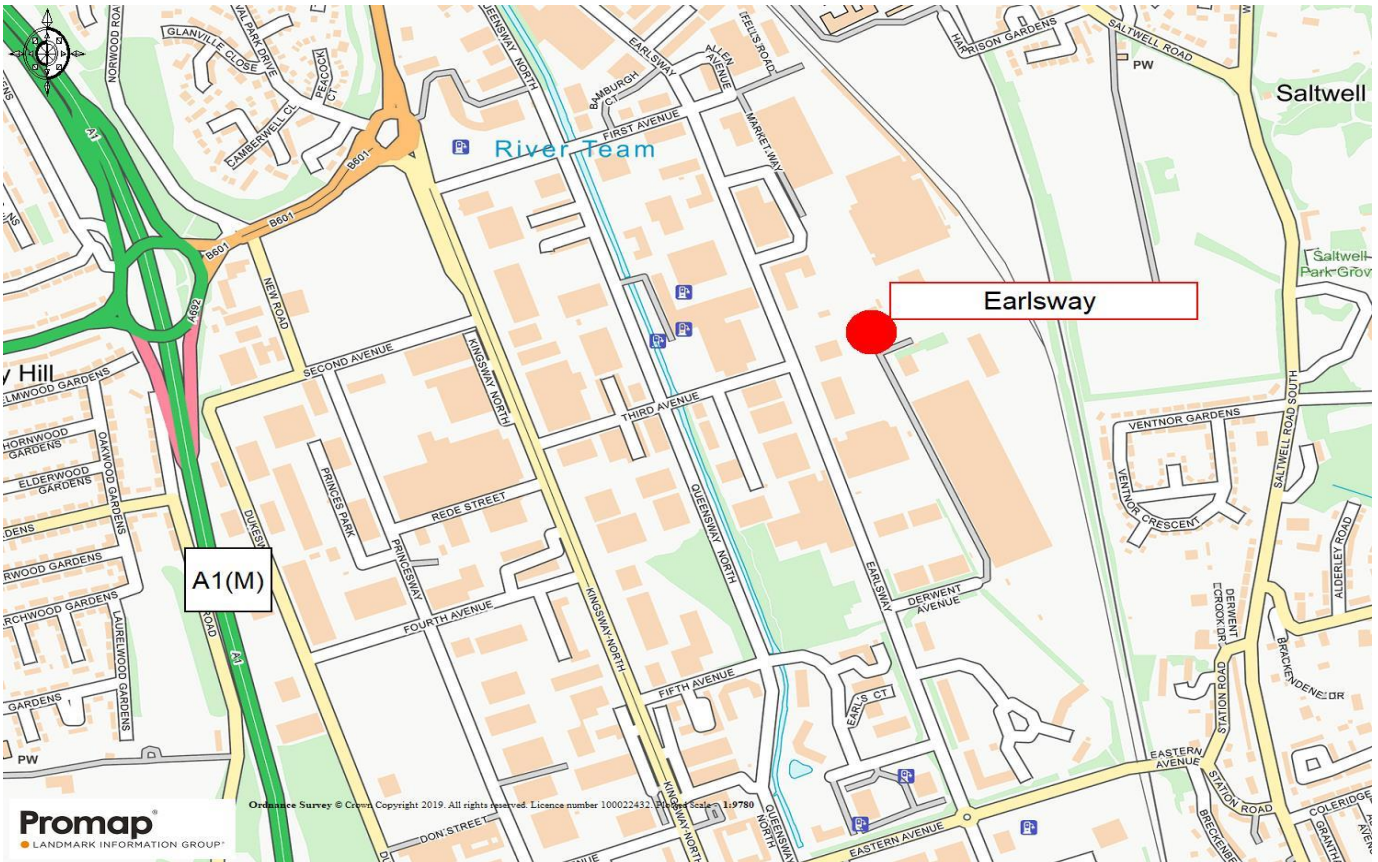
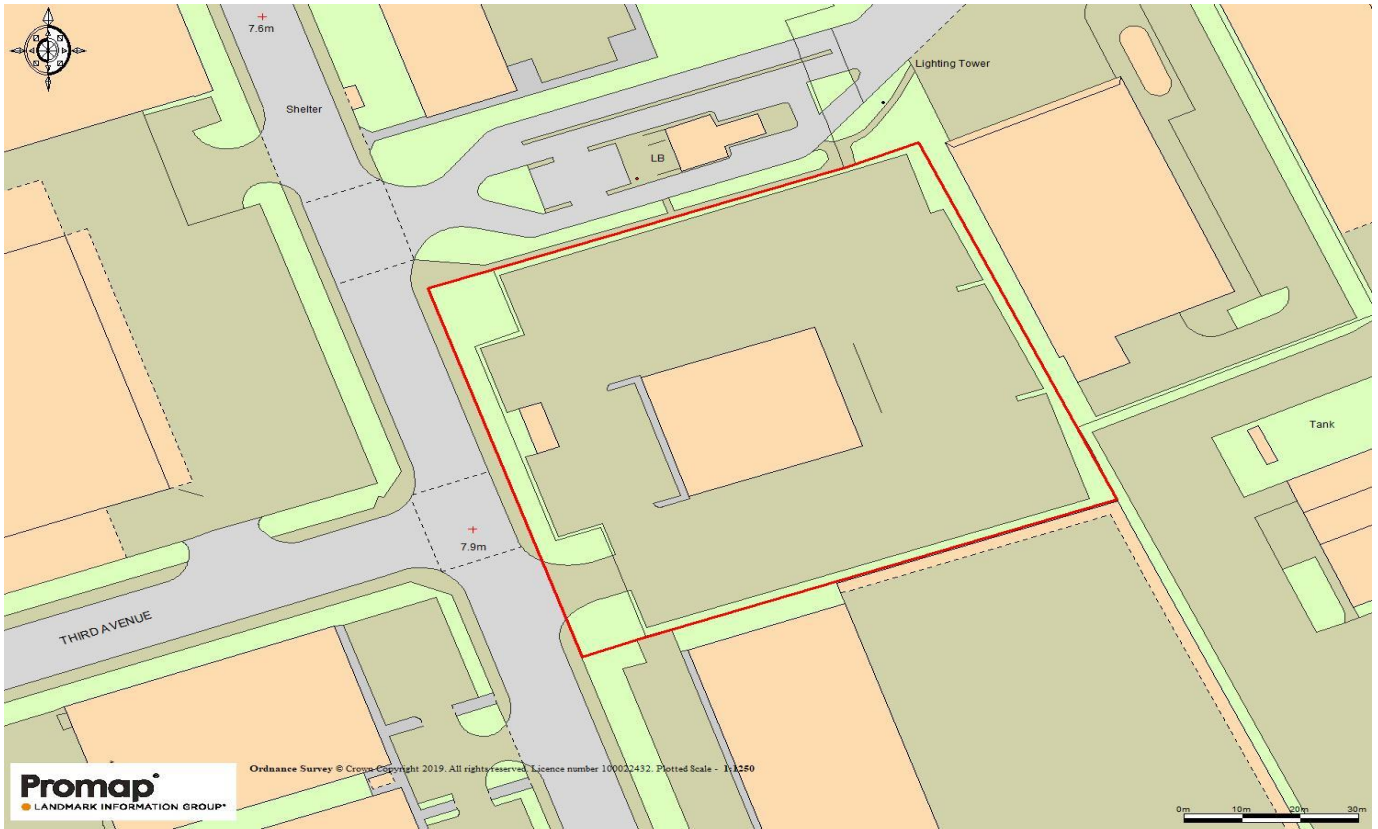
Viewing

Via Cushman & Wakefield

FOR SALE

Earlsway, Team Valley, Gateshead,
NE11 0RQ





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