



Prominent Warehouse/Industrial Unit

4,573.16 sq m (49,225sq ft)

Property Highlights

- Modern warehouse/production facility with two storey offices
- Prominent location on Team Valley
- 1,300 Kva existing power supply
- Two compound / yard areas

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Location

The property is located within Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 sq m 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 a direct access to the A1 western bypass providing connection to the regional road network and beyond.

The property is located on Foster Court which can be accessed via Dukesway and Princess Way both providing good access to the north and south of the estate.

Description

The property comprises an attached warehouse of steel frame construction with steel profile clad elevations under a pitched insulated profile metal roof incorporating translucent roof panels. Internally the industrial accommodation benefits from sodium lighting, concrete floor and a minimum eaves height of 4.5m to the haunch rising to 6.9m at the apex.

The unit also benefits from 3 phase electricity and an existing power supply of 1,300 kva. Vehicular access is via two electrically operated up and over roller doors measuring 4m wide by 4m high which both open onto two large yard/car parking areas.

The property also benefits from two storey offices which comprise a reception entrance area, a mixture of open plan and cellular accommodation with carpeted floors, Category II lighting and perimeter trunking and kitchen and w.c. facilities.

Accommodation

We have measured the approximate gross internal areas as follows:

	Sq m	Sq ft
Warehouse	4,233.88	45,573
Ground Floor Offices	169.64	1,826
First Floor Offices	169.64	1,826
Total	4,573.16	49,225

Services

We understand that the property has all main services including 3 phase electricity and 1,300 Kva power supply.

Terms

The unit is available by way of sub-letting or assignment of a lease dated 4 September 2014 for 11 years with a tenant break on 1 July 2020, with a current passing rent of £100,000 per annum with a fixed rent review in July 2018 to £150,000 per annum.

Alternatively the long leasehold of the unit may be available. With price on application

Rateable Value

The property has a rateable value from April 2017 of £120,000.

EPC

The property has an EPC rating of C(67). Further details are available on request.

VAT

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

Viewing

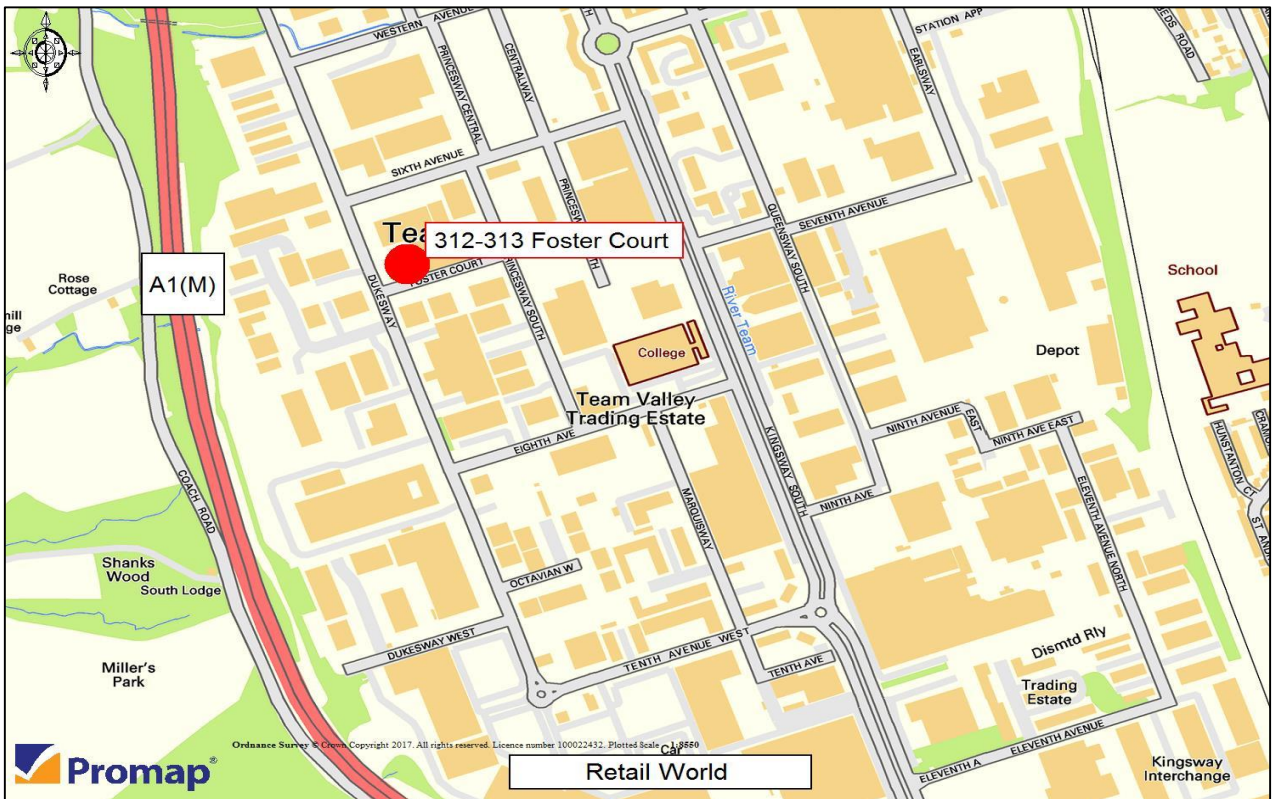
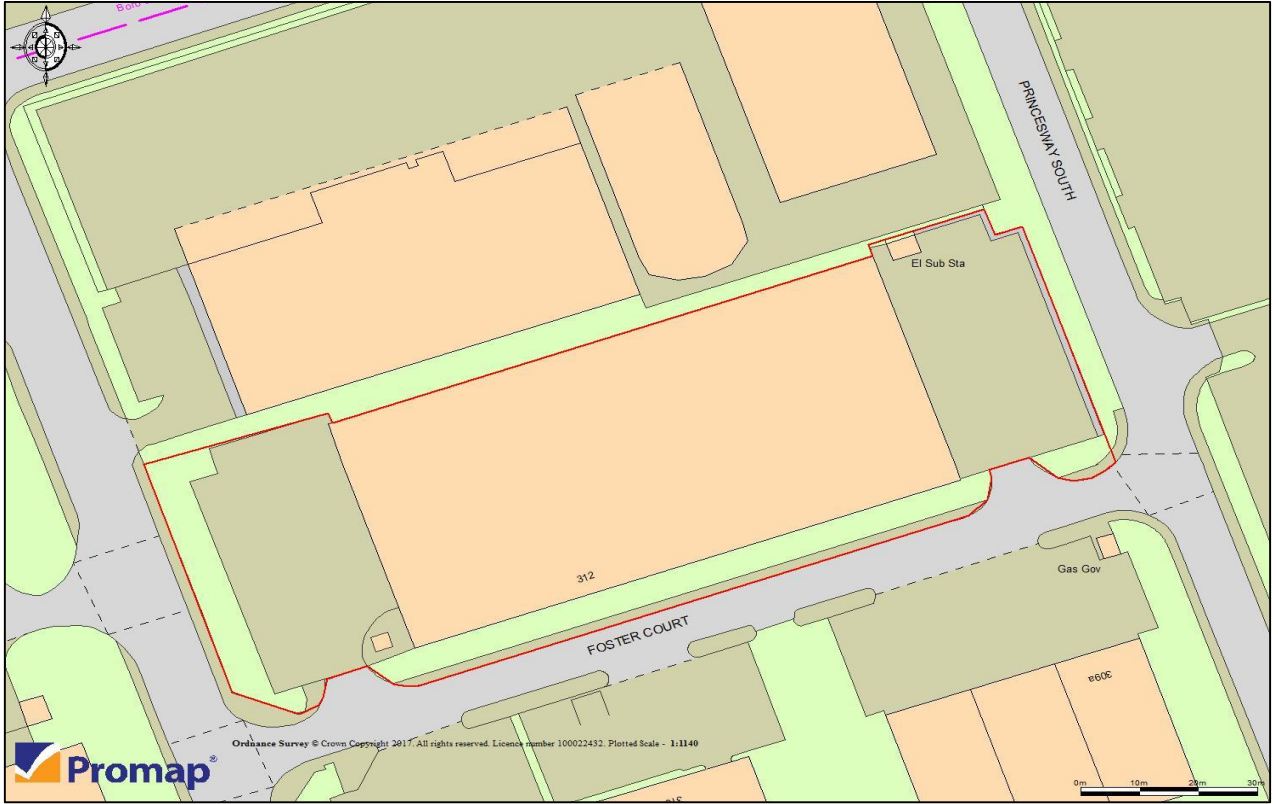
Strictly by sole agent Cushman & Wakefield.



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TO LET (MAY SELL) DUE TO RELOCATION

**312-313 Foster Court, Team Valley,
Gateshead, NE11 0NH**





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