



Modern Industrial premises 178.6 sq m (1,923 sq ft)

Property Highlights

- Trade counter/workshop unit with offices space
- Popular industrial estate
- Well-connected close to the A1
- EPC rating A (25)

For more information, please contact:

Richard Scott
Partner

+44 (0)191 223 5711
richard.scott@cushwake.com

Emma Stainsby
Associate

+44 (0)191 223 5716
emma.stainsby@cushwake.com

Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ
T +44 (0)191 223 5800

Location

Earlsway Trade Park is located at the northern end of Earlsway within the popular and well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 3 miles to the south of Newcastle city centre and provides direct access to the A1 Western By-pass providing connection to the regional road network. Earlsway is one of the estates main thoroughfares. Nearby occupiers include Euro Car Parts, ATS Euromaster, Flowserve and Crosslings.

Description

The estate comprises a modern commercial development providing 9 new build trade counter/workshop units in an attractive landscaped setting.

The specification includes the following:

- 5.5m clear internal eaves height
- Insulated sectional 5m overhead electric loading doors
- 3 phase electricity
- Modern office facilities incorporating suspended ceilings, integrated lighting, double glazed window units, perimeter trunking and carpeted floors
- Accessible WC facilities and amenities
- Allocated staff car parking with overflow customer parking on site

Accommodation

The property comprises the following Gross Intern area.

Area	Sq m	Sq ft
Unit 3	178.6	1,923

Terms

The units is available by way of a new FRI lease for a term of years to be agreed.

Service Charge

A service charge is payable by upkeep of the communal areas of the estate.

Rateable Value

The Rateable Value (2017) is £17,250.

The unit is described as warehouse and premises.

Energy Performance Certificate (EPC)

The site has a current rating of A (25).

A copy of the EPC is available on request

Legal Costs

Each party will be responsible for their own legal/professional fees.

VAT

All figures quoted are exclusive of VAT where chargeable.

TO LET



CUSHMAN &
WAKEFIELD

Unit 3 Earlsway Trade Park, Team Valley,
Gateshead NE11 0QG

