

TO LET

Tenth Avenue Trade Park,
Team Valley, Gateshead, NE11 0HL



Prominent Trade Park Unit – Last Remaining

- Trade park in established and very active trading location
- Prominent roadside position immediately opposite Retail World
- Nearby occupiers include Homebase, Halfords, Mothercare, Next, M&S and McDonalds
- New FRI leases available
- Gross Internal Areas: from 2,692 sq ft (250 m²)
- Rents from: £33,650 PA

Location

The units are located on Tenth Avenue, directly opposite Retail World on the high profile and well established Team Valley Trading Estate in Gateshead.

Team Valley Trading Estate is located immediately off the A1 approximately 4 miles south of Newcastle Gateshead. The estate is widely regarded as one of the Region's premier business / trading locations and boasts an array of household name occupiers.

Occupiers at Retail World immediately opposite Tenth Avenue Trade Park include Mothercare, Homebase, Sports Direct, Next and McDonalds.

Description

The Trade Park was developed in two stages, the west section in the late 1980s and the east in 2007.

The units are of traditional steel portal framed construction with reinforced concrete floors and insulated profile steel sheeting to the walls and roof areas.

The eastern phase of units have attractive glazed pedestrian entrances and an internal clear height of 6m.

Lease Terms

The units are offered to let by way of new fully repairing and insuring leases for a term of years to be agreed.

Energy Performance

The units have the following Energy Performance Asset Ratings as follows:

Unit 4 - Awaiting reassessment following refurbishment

For further details please contact:

Availability & Rents

The units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate Gross Internal floor areas recorded as follows.

Rentals are also presented below.

Unit No.	m ²	Sq ft	Rent (PA)
Unit 4 (East)	250	2,692	£33,650

Rateable Value (RV)

According to the Valuation Office Agency website (www.VOA.gov.uk) the units are assessed as follows:

Unit No.	RV	Rates Payable (18/19)
Unit 4 (East)	£25,500	£12,571

Use

The units on Tenth Avenue Trade Park East are appropriate for trade use. They do not have retail consent.

It is recommended that interested parties make their own enquiries of Gateshead Council Planning Department.

VAT

Unless otherwise stated all rents and charges are quoted exclusive of Value Added Tax (VAT) and the property is elected for VAT.

Viewing

Please contact this office for a convenient appointment to view or for further information.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)



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Subject to Contract – December 2018

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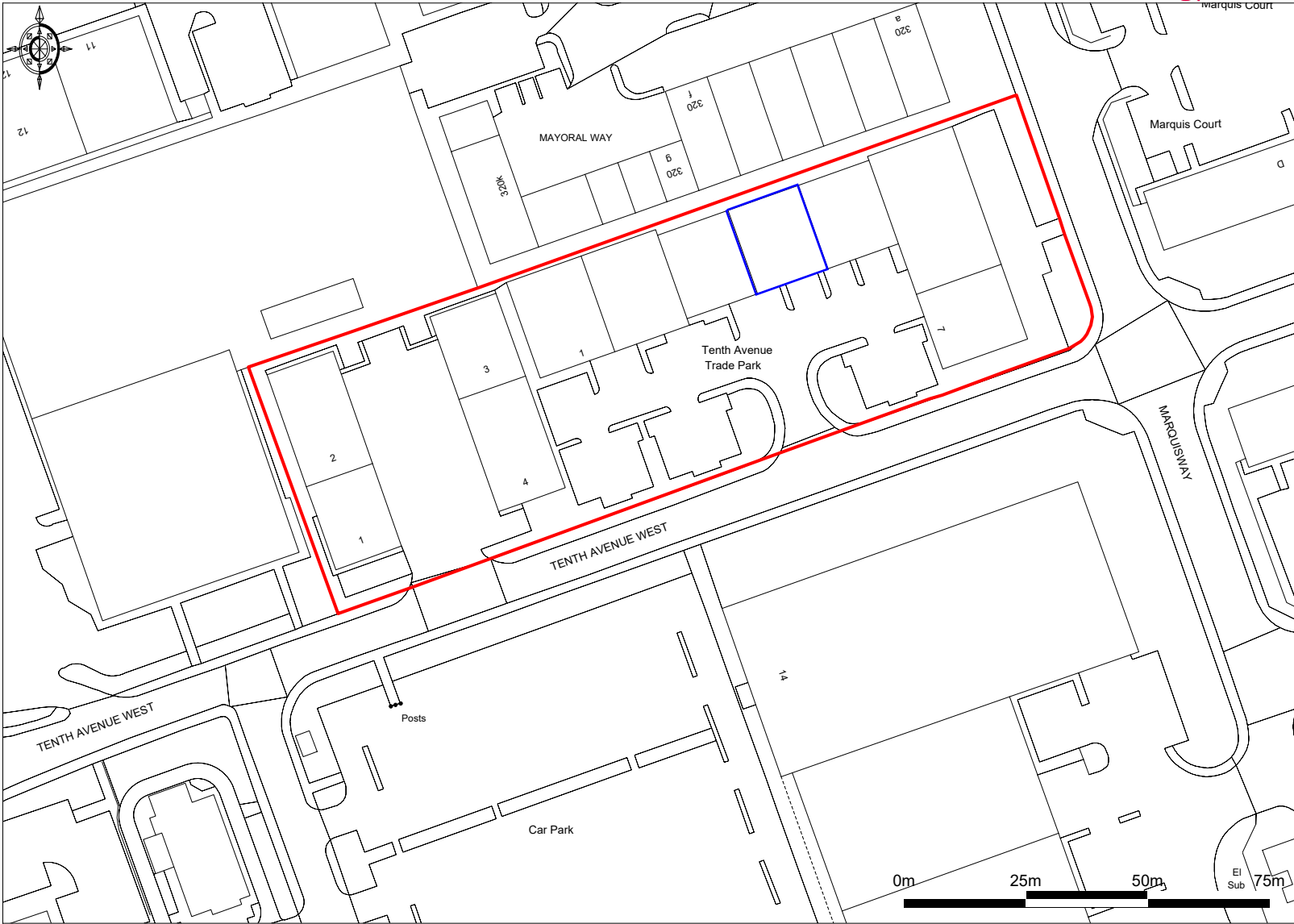
Tenth Avenue Trade Park,
Team Valley, Gateshead



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Tenth Ave Trade Park, Team Valley, Gateshead



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Tenth Ave plan

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