



## Workshop Accommodation

312.25 m<sup>2</sup> (3,361.06 ft<sup>2</sup>)

- Industrial Unit with Parking
- Popular Team Valley Location
- Mezzanine Level Office Accommodation
- Recently Refurbished

For further information please contact:

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## TO LET

382F Jedburgh Court, Team Valley,  
 Gateshead NE11 0BQ

### Location

The property is located within Team Valley Industrial Estate, the North East's premier commercial estate which covers approximately 238 hectares and provides in excess of 650,000 m<sup>2</sup> of commercial accommodation.

The estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

Jedburgh Court is located just off Eleventh Avenue, approximately 400 m from the A1's most southern junction with Team Valley and opposite the Sainsbury store. It is a development of 37 units divided into 4 blocks.

### Description

The property is a single storey unit of steel portal frame construction with brick/blockwork to front, side and rear elevations and profile sheet cladding above. It has concrete flooring, painted block work walls, male and female toilets, kitchen area, a full height roller shutter door and a mezzanine floor providing office space. The property benefits from a recent refurbishment including redecoration of the warehouse and office areas along with new carpets to the office areas.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate gross internal areas:

Ground Floor	279.36 m <sup>2</sup>	3007.03 ft <sup>2</sup>
Mezzanine	32.89 m <sup>2</sup>	354.03 ft <sup>2</sup>
<b>Total</b>	<b>312.25 m<sup>2</sup></b>	<b>3361.06 ft<sup>2</sup></b>

### Services

The property benefits from all mains services none of which have been tested or are warranted. Interested parties should satisfy themselves in this respect.

### Term

The premises are available to let by way of a new fully repairing and insuring lease for a term of years to be agreed.

### Rent

£19,000 per annum exclusive.

### Service Charge

Service charge for estate upkeep is £1,815.72 exclusive.

### Rateable Value

The property is described as "Warehouse and Premises":

Rateable Value (2017 List):	£15,250
Rates Payable (2019/2020):	£7,623

### EPC

The Property was rated E in an EPC report dated 12<sup>th</sup> August 2012. A copy is available on request.

### Legal Costs

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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### Money Laundering

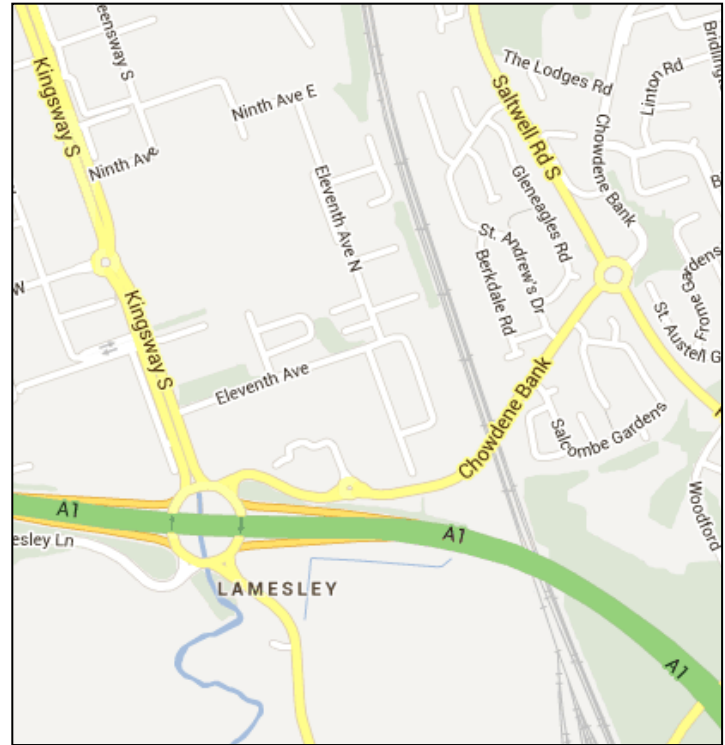
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

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



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