



KnightFrank.com



Image: April 2012

To Let – High Quality Offices & Warehousing

Unit 2 Kings Park, Team Valley Estate, Gateshead, NE11 0AF

- Detached distribution / manufacturing facility on 2 acre site
- High specification HQ-style office accommodation
- Modern, high bay warehousing with craneage (if required)
- Generous secure service yard and staff parking area
- Total area: 3,415 m² (36,759 sq ft) comprising warehousing (27,538 sq ft) and offices (9,221 sq ft)
- To Let on new lease
- Rent £252,000 per annum exclusive

+44 (0)191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Situation

Team Valley Trading Estate is generally regarded as the premier estate in the region. It is bounded on the west by the A1 and access throughout the region is excellent.

Fifth Avenue is situated centrally within the heart of Team Valley and is accessed from Kingsway, the main dual carriageway running its full length connecting both junctions to the A1. Please refer to the attached plans for further directions.

Description

Unit 2 is a modern detached building forming an L shape with a central 2 storey office core on a site area of 1.96 Acres.

The building is of portal steel frame construction comprising brickwork/blockwork to dado height with profile insulated steel cladding to eaves height. The roof is of insulated steel sheeting incorporating rooflights.

Workshop 1, located to the front of the site benefits from a clear internal height of approximately 7.6 m and a concrete floor throughout. Vehicular access is via a single sectional loading door (5.3 m high x 5.0 m wide) situated to the south of the building on its eastern elevation.

Situated to the rear of the site is a second workshop of similar size with clear internal height of approximately 7 m. Vehicular access is via 2 no sectional loading doors accessed from the large dedicated service yard.

Connecting both workshops is 2 storey brick / glazed office accommodation built to a high specification offering a sense of arrival.

The office block provides primarily modular office space with suspended ceilings and inset lighting with a central staircase and lift providing access between floors. The accommodation is well equipped with staff amenities including WC facilities, kitchens and a staff canteen.

Parking for approximately 50 cars is provided to the front of the property.

To the rear is a large dedicated service yard.

Services

The property is provided with mains utilities including a substantial power supply understood to be 600 KVA.

Workshop 1 benefits from 2 no. 5 tonne cranes with a hook height of 6 m. Workshop 2 benefits from 2 no. 5 tonne cranes with a hook height of 6.8 m.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the approximate Gross Internal floor areas recorded as follows:

	M ²	Sq ft
Workshop 1	1,380.6	14,861
Workshop 2	1,177.8	12,678
Ground floor offices	399.2	4,297
First floor offices	457.5	4,924
Total	3,415	36,759

Energy Performance

The property has an Energy Performance Asset Rating of C75. Further information is available on request.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



Rateable Value

According to the Valuation Office Agency website (www.voa.gov.uk) the property is currently listed under two separate assessments. Workshop 2 is assessed in combination with the office / amenity block at a Rateable Value of £103,000 while Workshop 1 has an RV of £74,500.

Prior to subdivision the property was assessed in its entirety at a Rateable Value of £170,000.

It is anticipated that this rating will reduce on re-assessment as it makes provision for laboratory space at a higher rate which is to be removed prior to re-letting.

Lease Terms

The unit is offered to let on a new fully repairing and insuring lease for a term of years to be agreed at a rental of £252,000 per annum.

VAT

All rents and service charges are quoted exclusive of VAT.

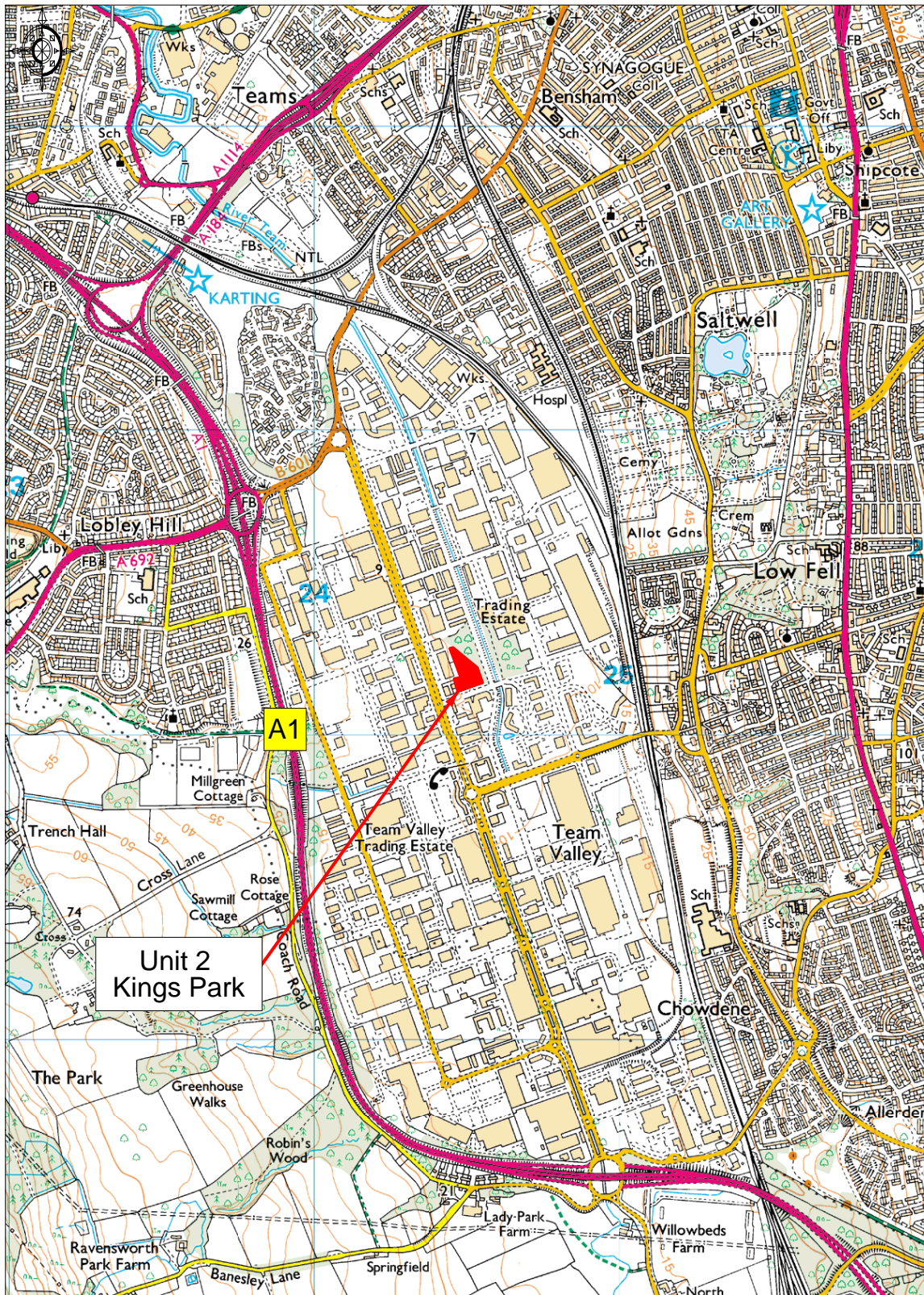
Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises or alternatively via our joint agent Naylor's.

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

Particulars – May 2015

Unit 2 Kings Park, Fifth Avenue, Team Valley,
Gateshead NE11 0AF



Ordnance Survey © Crown Copyright 2015. All rights reserved.
Licence number 100022432. Plotted Scale - 1:20000

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

