

TO LET HIGH QUALITY INDUSTRIAL/WAREHOUSE PREMISES



**CUSHMAN &  
WAKEFIELD**

Unit 15 Princes Park, Team Valley Trading  
Estate, Gateshead, NE11 0NF



## Industrial/Warehouse premises 1,234.6 sq m (13,289.8 sq ft)

### Property Highlights

- High quality unit
- Excellent communication links
- Dedicated car parking provision
- Modern warehouse with two story office accommodation

For more information, please contact:

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## Unit 15 Princes Park, Team Valley Trading Estate, Gateshead, NE11 0NF

### Location

The premises are located just off Fourth Avenue which connects Princes Way and Kings Way, one of the two main thoroughfares through Team Valley Trading Estate.

Team Valley is a North East premier industrial location and lies approximately 3 miles south of Newcastle upon Tyne city centre and 1 mile south of Gateshead town centre. The estate benefits from excellent communication links with direct access to the A1(M) at both the northern and southern end of the estate.

Team Valley is widely recognised as the premier business location for production/warehouse facilities in the North East and covers a total area of approximately 238 hectares providing more than 650,000 sq m of industrial, office, retail and leisure accommodation.

### Description

The property is of steel portal frame construction with brick and block walls to a height of 2 m with insulated clad panels above. Internally the warehouse has concrete floor throughout with intermittent sodium lighting, a 3 phase electricity supply, and an eaves height of approximately 7 m.

To the front elevation is a reception with office, kitchen and toilet facilities. There are further office facilities on the first floor. Access to the property is by an electric sectional roller shutter door which opens out onto a shared forecourt which has dedicated parking

### Accommodation

The property comprises the following approximate gross internal areas:

	Sq m	Sq ft
Warehouse / Ground floor offices	1091	11,746
First Floor offices	143	1,544
<b>Total Gross Internal Area</b>	<b>1,234.6</b>	<b>13,289.8</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £80,000 per annum exclusive.

### Rateable Value

We understand the property has a rateable value of £67,000

Interested parties should make their own enquiries as the exact rates payable

### Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

### Energy Performance Certificate

The Energy Performance asset rating is Band C (75) .

A fully copy of the EPC is available for inspection if required.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

### VAT

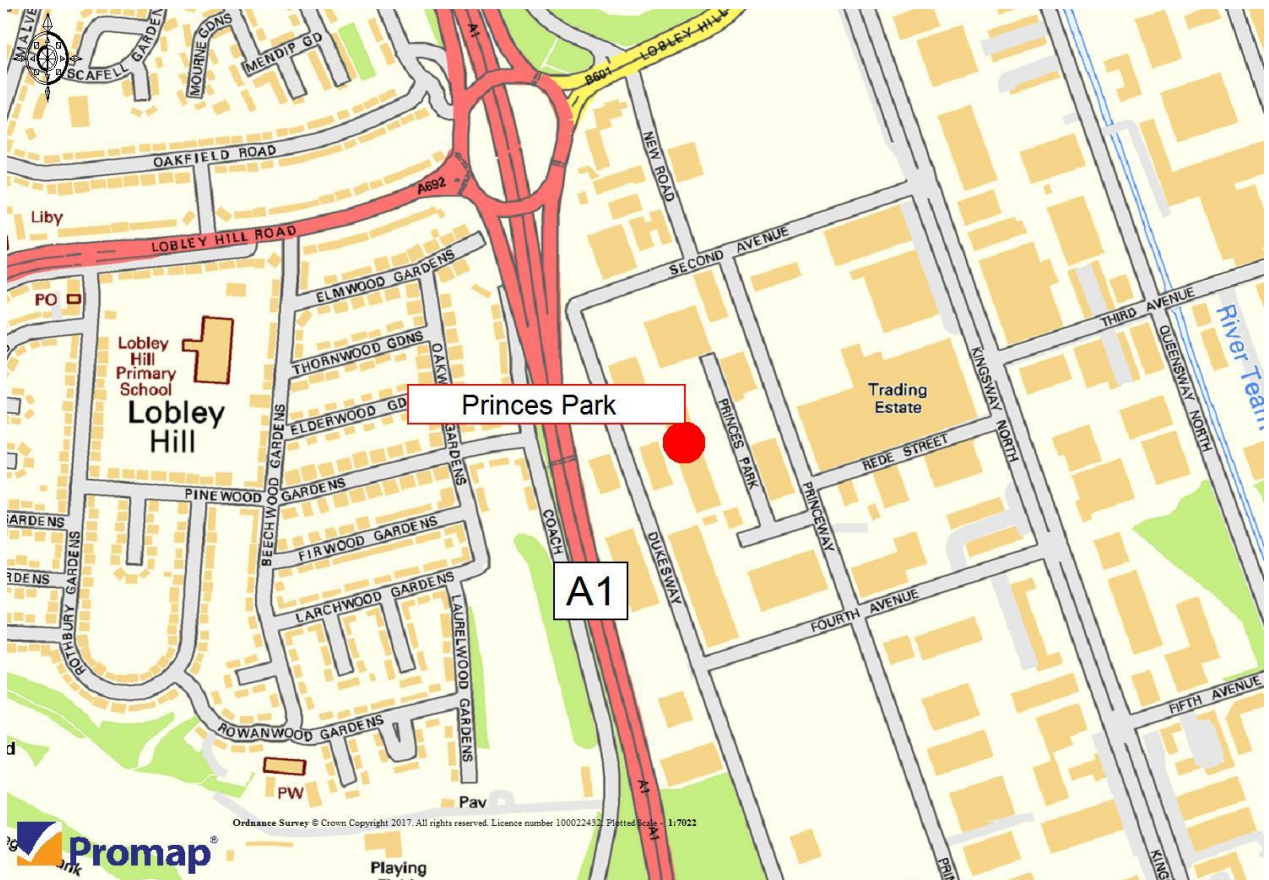
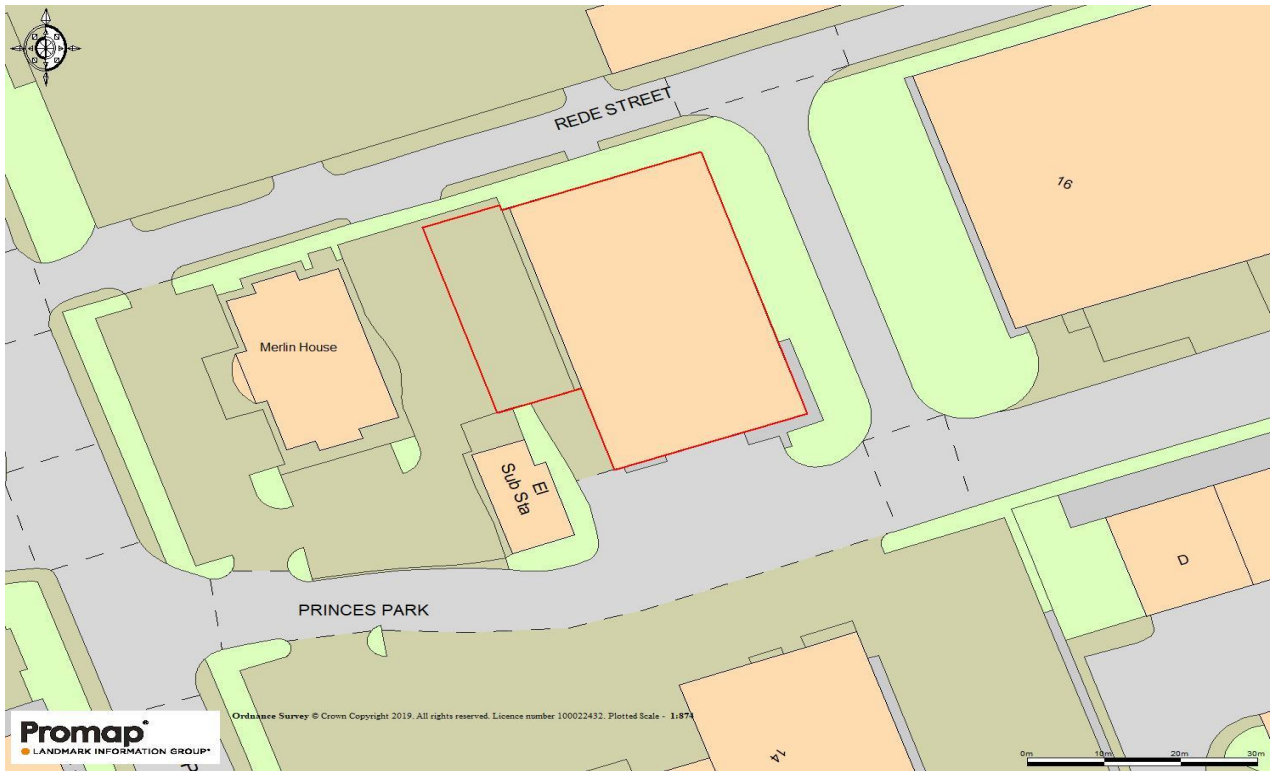
The figures quoted above are exclusive of VAT.

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