

BUILDINGS FOR BUSINESS

WAREHOUSE / INDUSTRIAL / TRADE UNITS

KINGSWAY INTERCHANGE

TEAM VALLEY, GATESHEAD, NE11 0JY

From 279.8 SQ. M (3,012 sq. ft) to 2,012 SQ. M (21,658 sq. ft)

UK
LAND ESTATES

KINGSWAY INTERCHANGE



GATESHEAD'S COMMERCIAL HUB

The Kingsway Interchange is a development of 23 industrial, warehouse and trade units comprising approximately 16,700 sq. m (180,000 sq. ft) in a prominent location just next to Sainsbury's supermarket in the south east corner of Team Valley Estate.

Adjacent to the A1 and minutes from Newcastle Airport and city centre, Team Valley is the north east's premier business estate. It's a thriving business community, home to over 700 businesses, with superb amenities and connectivity.



SPECIFICATION

- Open plan production / warehousing space
- Clear internal heights from 6 m
- Insulated steel sheet roofs incorporating roof lights
- Electric loading doors
- Staff offices & welfare facilities
- Dedicated parking and loading areas



AVAILABILITY SCHEDULE

Units are available on new FRI leases for a term of years to be agreed. There is a service charge payable to cover the cost of maintaining common areas.

UNIT	Area sqm (sqft)	Status
3	788 (8,484)	Available
4	789 (8,498)	Available
16 & 17*	2,012 (21,658)	Available
23	697 (7,501)	Available

*Unit can be split into 2 units.



THE LOCATION

Team Valley is located next to the A1 with immediate access on to this key arterial route from both the north and south gateways to the estate.

It is a strategic position within the region with great connectivity. It is close to major urban areas for a highly skilled and cost effective workforce and is well served by public transport.

Home to a thriving community of over 700 businesses and 20,000 people, ranging from skilled and manual service trade to high end manufacturing, professional services and world-leading research and development.

Over 34 buses per hour serve the estate, with connections to Newcastle, Gateshead and the wider area.

Team Valley offers a superb level of amenities including Sainsbury's and Retail World. Maingate at Team Valley offers further services including retail and dining outlets, a gym and one of the most prominent Premier Inn hotels in the region.

Newcastle International Airport is just minutes away and offers regular flights to destinations across the UK, Europe and Dubai, as well as freight facilities.

KINGSWAY INTERCHANGE



THE AREA

Transport Links	Drive times (mins)
A1(M)	2
Central Station	7
Newcastle Airport	15
Amenities	Drive times (mins)
Sainsburys	3
Retail World	3
Metrocentre	5
Newcastle City Centre	7

ENQUIRIES

To find out more about the Kingsway Interchange development and to discuss your specific requirements get in touch.



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