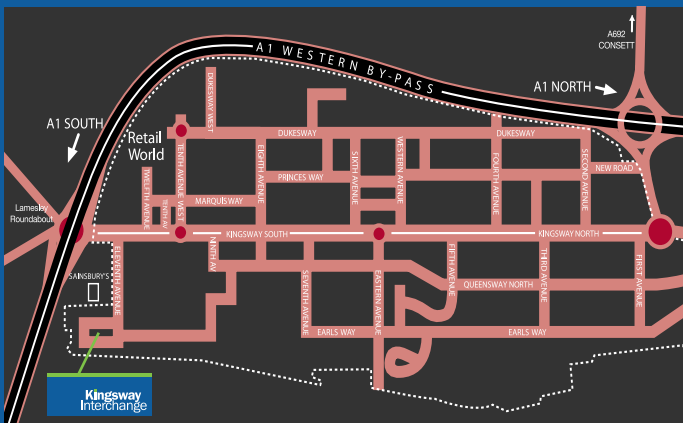


**Kingsway
Interchange**

TO LET

Industrial/Warehouse/Trade Unit

21,560 sq ft (2,003 sq m)



Units 16/17

**Kingsway Interchange
Eleventh Avenue, Team Valley
Gateshead NE11 0JY**

- Well Established Location
- Adjacent to A1
- Excellent Parking / Service Yards
- Fully Refurbished

Keith Stewart
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Kingsway Interchange

Units 16/17, Kingsway Interchange

Eleventh Avenue, Team Valley, Gateshead NE11 0JY

21,560 sq ft (2,003 sq m)

LOCATION

Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. It is the premier mixed use business location in the region, totalling around 280 hectares (700 acres) and is home to a wide variety of businesses including Sainsburys supermarket, two petrol filling stations, a retail park, two hotels, convenience shops and a substantial office park, as well as the extensive industrial warehousing properties ranging from small starter units to major industrial plants.

Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

DESCRIPTION

The property comprises a single storey detached industrial unit together with two storey ancillary office accommodation. The unit is of steel portal frame construction with concrete floors, brick and clad elevations and lined profile metal sheet pitched roof. The warehouse has an eaves height of approximately 6.85 m (22'6") and benefits from sodium lighting and a gas fired hot air heating system.

Ancillary office accommodation is provided to the front of the warehouse and include several private and general offices and WC's. The offices benefit from ceiling mounted fluorescent strip lighting, plastered and painted walls and ceiling and a gas fired central heating system.

There is a concrete yard fronting the unit and access is provided by two roller shutter loading doors.

ACCOMMODATION

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

Warehouse/Office 2,003 sq.m (21,560 sq.ft)

TERMS

The property is available on a new lease for a term to be agreed with the tenant being responsible for all repairs to the property and the cost of property insurance. There is a service charge payable to cover costs of maintaining common areas.

RENT

On application.

SERVICES

All main services are available. Interested parties should make their own enquiries.

RATING ASSESSMENT

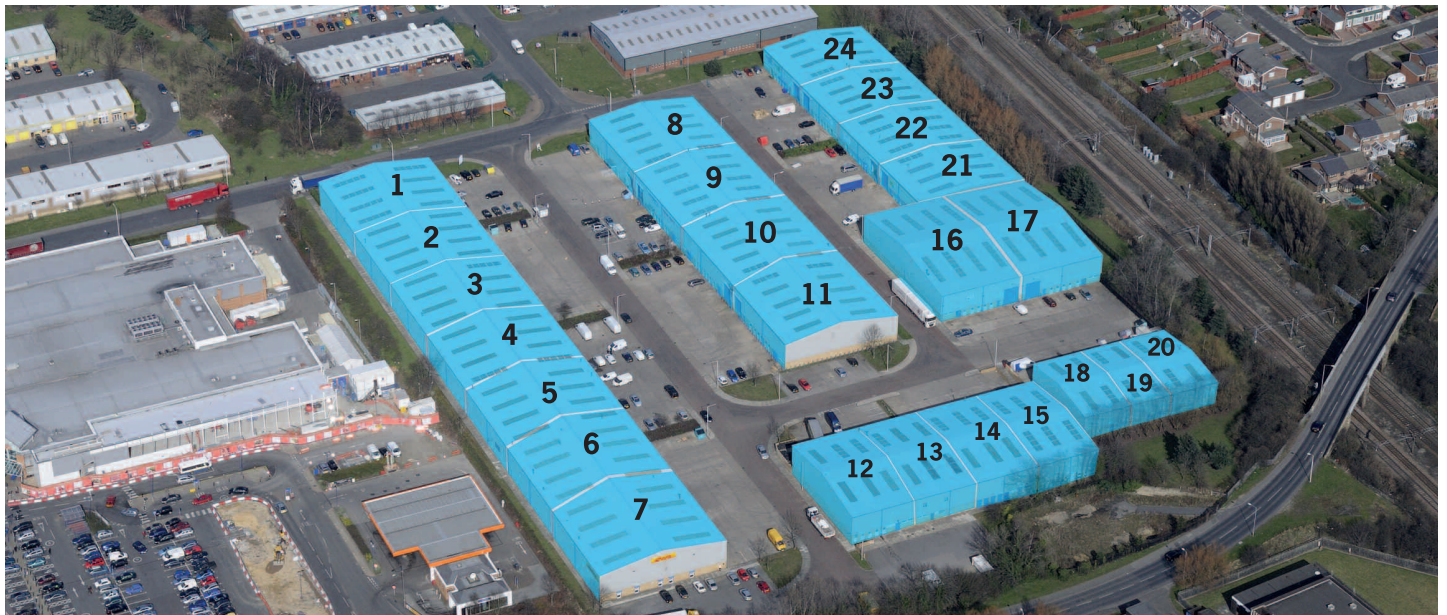
Interested parties are advised to contact Gateshead Council on 0191 433 3000 to confirm the rates payable.

VAT

All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Both parties will be responsible for their own legal costs incurred in any transaction.



MISREPRESENTATION ACT: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contact. July 2011 Ref: 5271

VIEWING AND FURTHER INFORMATION

Strictly via the sole agents.

Contact:

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www.naylor.co.uk