

TO LET/FOR SALE

Detached Production/Warehouse Facility

K474 Queensway North
Team Valley Trading Estate
Gateshead
NE11 0NY



Retail
Development
Industrial
Investment
Office

T 0191 232 7030



- 22,400 sq ft (2,081 sq m)
- Situated in prominent location on Queensway
- Excellent access to Newcastle City Centre and A1
- Private yard and 42 car parking spaces
- Competitive rental terms and incentives available

Location

The property is prominently located on Queensway within the Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate covers a total area of approximately 2238 hectares and provides in excess of 650,000 sq m of accommodation including industrial, office, retail and leisure.

The estate lies approximately 3 miles out of the Newcastle City Centre.

There is a direct access off Team Valley onto the A1 Western By-Pass providing connection to the regional road network and beyond.

naylors.co.uk



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

E info@naylors.co.uk

Description

The property comprises a modern detached industrial unit with integral ground and first floor offices. The building is of steel portal frame construction with minimum eaves height of 6m. The warehouses elevations are covered in insulated steel cladding with internal block work to approximately 2m. The roof is pitched and covered with insulated profile metal cladding incorporating translucent roof panels. Internally the warehouse has three-phase electricity, sodium lighting and four suspended Ambirad gas heaters. The warehouse incorporates male/female WCs, with a canteen area situated off the warehouse floor and also accessible from the adjoining offices. A small mezzanine is located to the north east corner of the warehouse.

Two-storey offices are located along the eastern elevation. The offices space is to a high quality specification including aluminium framed double glazing, suspended ceilings/recessed lighting, heating via gas central fired radiators, carpet tiles and three compartment dado trunking (on the ground floor). Pedestrian access is from the south eastern corner of the unit, leading into a reception area. Male, female and disabled toilets are located on the ground floor.

Externally, there is a generous allocation of 42 car parking spaces, along with a yard area situated to the south and west of the warehouse with access via two electrically operated up and over loading doors, each measuring 4.5m wide by 5.0 high.

Accommodation

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

	m ²	ft ²
Ground Floor Offices	348	3,746
First Floor Office	146	1,571
Upper Showroom (Potential Office)	109	1,173
Small Mezzanine	39	424
Warehouse	1,439	15,486
Total GIA	2,081	22,400

Tenure

The premises are available by way of a full repairing and insuring lease for a term to be agreed.

Alternatively a sale of the long leasehold will be considered.

Rent

£128,500 per annum exclusive.

Price

On application.

Rateable Value

The Valuation Office Agency defines the premises as "Warehouse and Premises":

Rateable Value (2010) List: £112,500

Interested parties should seek to confirm figures with the relevant Local Authority.

VAT

All figures are exclusive of VAT where chargeable.

Services

We understand that the property enjoys all mains services, however interested parties should satisfy themselves in this regard.

Legal Costs

Each party to bear their own.

NAYLORS CHARTERED SURVEYORS 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 Naylor's 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 CHARTERED SURVEYORS 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

Energy Performance Certificate (EPC)

C-54

Further Information

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 and ask to speak to Chris Donabie or email chrisdonabie@naylor.co.uk or alternatively contact our joint agents HTA Real Estate 0191 245 1234.

Naylor's Instructions

You may search our company web site www.naylor.co.uk for details of all our current instructions.

