

TO LET

High Profile Trade Counter Opportunity

Unit 4 Tenth Avenue Trade Park
Team Valley
Gateshead
NE11 0HL



- Trade Counter Development in established trading location.
- Prominent roadside position immediately opposite Retail World.
- Nearby occupiers include Homebase, Next, Marks and Spencer and McDonalds.

Location

The premises are located on Tenth Avenue, directly opposite Retail World on the high profile and well established Team Valley Trading Estate in Gateshead.

Team Valley Trading Estate is located immediately off the A1 approximately 4 miles South of Newcastle and Gateshead. The estate is widely regarded as one of the region's premier business/trading locations and boasts an array of household name occupiers.

Occupiers at Retail World immediately opposite Tenth avenue Trade park include Homebase, Marks and Spencer, Next and McDonalds.

Naylors.co.uk



Retail
Development
Industrial
Investment
Office

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Description

The development comprises 7 trade counter units built in 2007 to a high specification and incorporate:

- Attractive glazed pedestrian entrances.
- Profile coated galvanized steel cladding.
- Internal clear height of 6 m.
- Male / Female WCs.
- Designated car parking.
- Services – telecom, water, electricity and gas.

Lease Terms

The unit is offered to let by way of new fully repairing and insuring lease for a term of years to be agreed.

Rent

£33,650 per annum exclusive.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal area as follows:

Unit 4: 250 m² (2,692 ft²)

Rateable Value

According to the Valuation Office Agency website the property has a rateable value of £25,500 (2017 list).

EPC

An EPC is available on request.

Legal Costs

Both parties will be responsible for their legal costs and professional costs in any transaction.

VAT

All rents are quoted exclusive of VAT.

Further Information

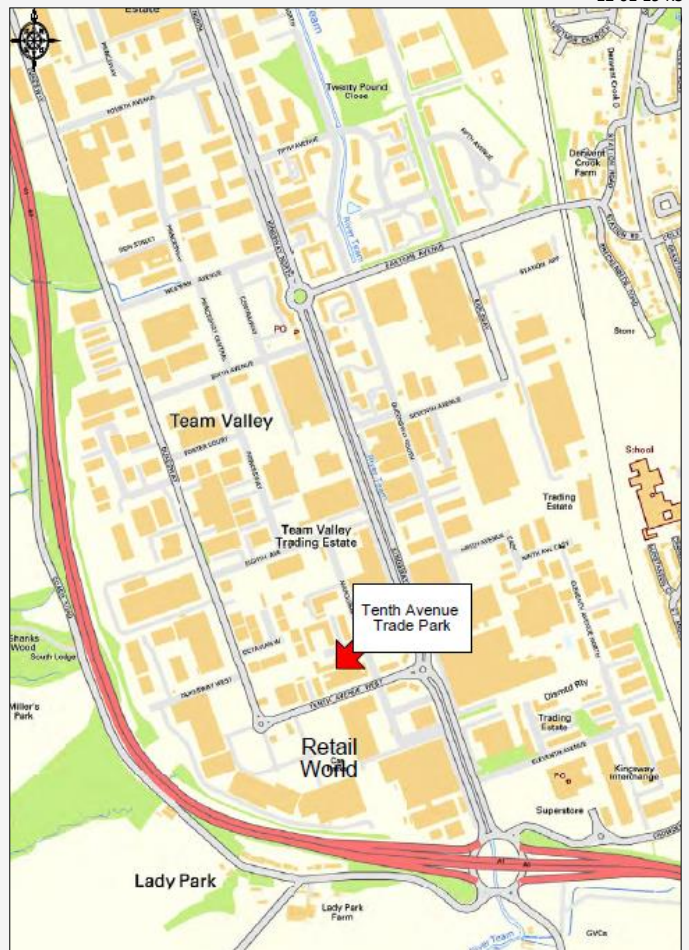
For general enquiries and viewing arrangements please contact:

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