



**KnightFrank.com**



## **To Let**

### **Unit 1 Queensway Court, Queensway North, Team Valley Trading Estate, Gateshead, NE11 0NX**

- Prominent End Terrace Workshop/Trade Counter Unit
- Excellent location within the Team Valley Trading Estate
- Total Size : 692 m<sup>2</sup> (7,440 sqft) including 158 m<sup>2</sup> (1,702 sqft) of mezzanine storage
- To Let on new flexible lease terms
- Rent £32,000 per annum exclusive

# 0191 221 2211

St Ann's Quay, 118 Quayside, Newcastle upon Tyne, NE1 3BB Over 200 offices worldwide

## Situation

The Team Valley Trading Estate is generally regarded as the premier estates within the region. It is bounded on the west side by the A1 and therefore access throughout the region is excellent. Queensway Court is located immediately off Queensway North towards the north end of the estate close to the Maingate Hotel and retail area.

Please refer to the attached plans for further directions.

## Description

The property comprises a terraced workshop unit of steel portal frame construction with cavity brickwork and insulated profile steel sheeting to the external walls and roof areas. Internally, the unit has concrete floors throughout and clear height of 5.3 metres. The units is currently provided with a trade counter area, private office, general office, store room/office and both male and female WC facilities, all of which has mezzanine storage above.

Externally, there is a forecourt area to the front of the property providing vehicular access to the premises by way of an insulated sectional up and over loading door and the property benefits from 11 dedicated car parking spaces.

## Services

The property is provided with mains supplies of all services including a three phase electricity supply. Heating to the workshop area is provided by way of two wall mounted gas fired warm air blower units and lighting is by way of florescent strips.

## Accommodation

Offices/Trade Counter/WCs	158 m <sup>2</sup>	1,702 sqft
Warehouse	375 m <sup>2</sup>	4,036 sqft
Mezzanine Storage	158 m <sup>2</sup>	1,702 sqft
<b>Total</b>	<b>591 m<sup>2</sup></b>	<b>7,440 sqft</b>

## Rateable Value

The property is currently assessed at a Rateable Value of £34,000. The current rates payable for the financial year 2012/13 are £15,572.

## Lease Terms

The unit is offered to let on a new fully repairing and insuring lease for a term of years to be agreed at a commencing rental of £32,000 per annum exclusive.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's costs in connection with the preparation and execution of the lease.

## VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

## Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars: August 2012

Photo: November 2009


## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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# Energy Performance Information

An extract from the property's Energy Performance Certificate is shown below. Further information is available on request.

**Energy Performance Certificate** 

Non-Domestic Building


Unit 1, Queensway Court  
Queensway  
Team Valley Trading Estate  
GATESHEAD  
NE11 0NX

**Certificate Reference Number:**  
9419-3062-0602-0200-6701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**58** This is how energy efficient the building is.

Less energy efficient

**Technical information**

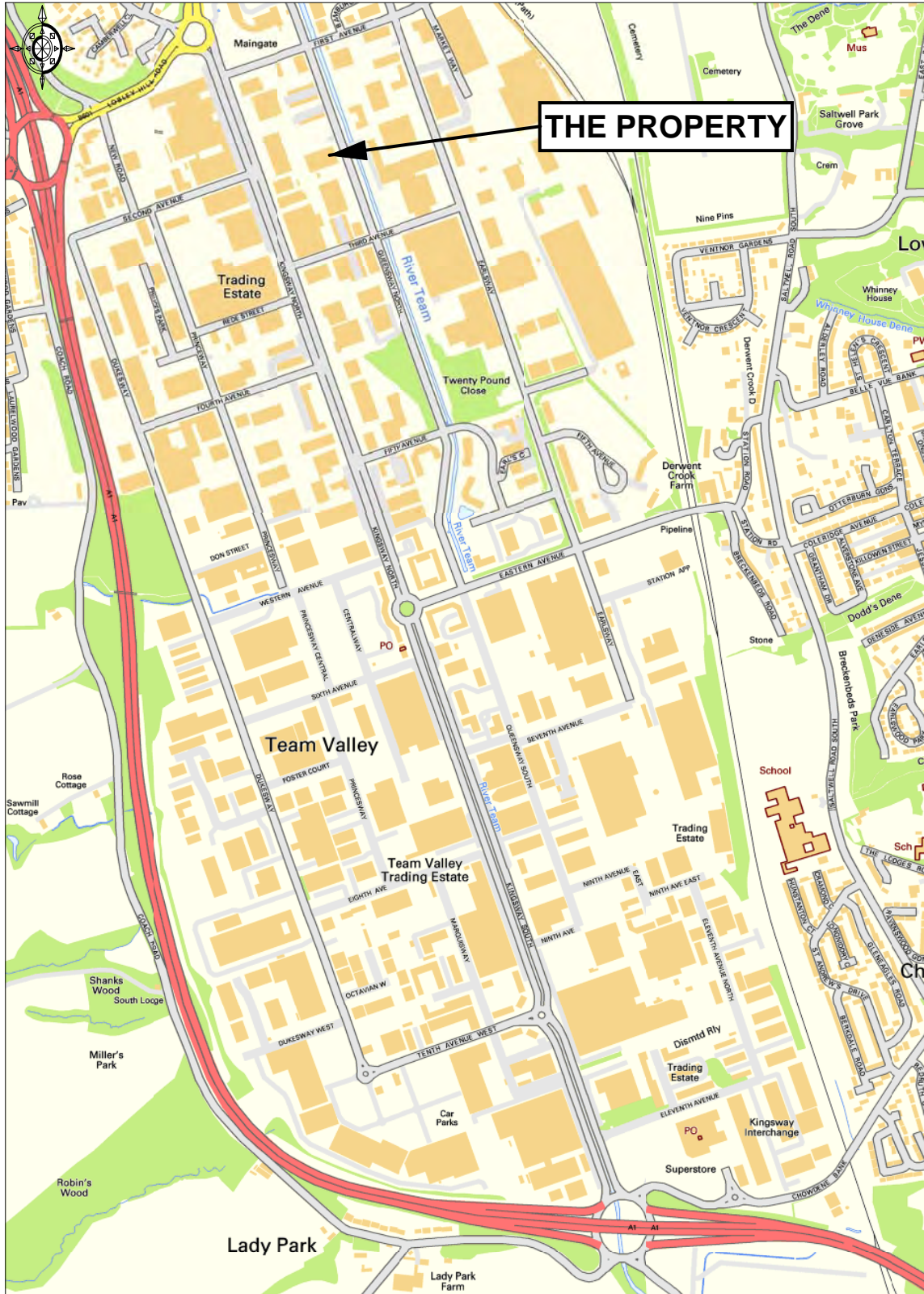
Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	688
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	33

**Benchmarks**

Buildings similar to this one could have ratings as follows:

- 42** If newly built
- 63** If typical of the existing stock

Queensway Court  
Queensway North,  
Team Valley



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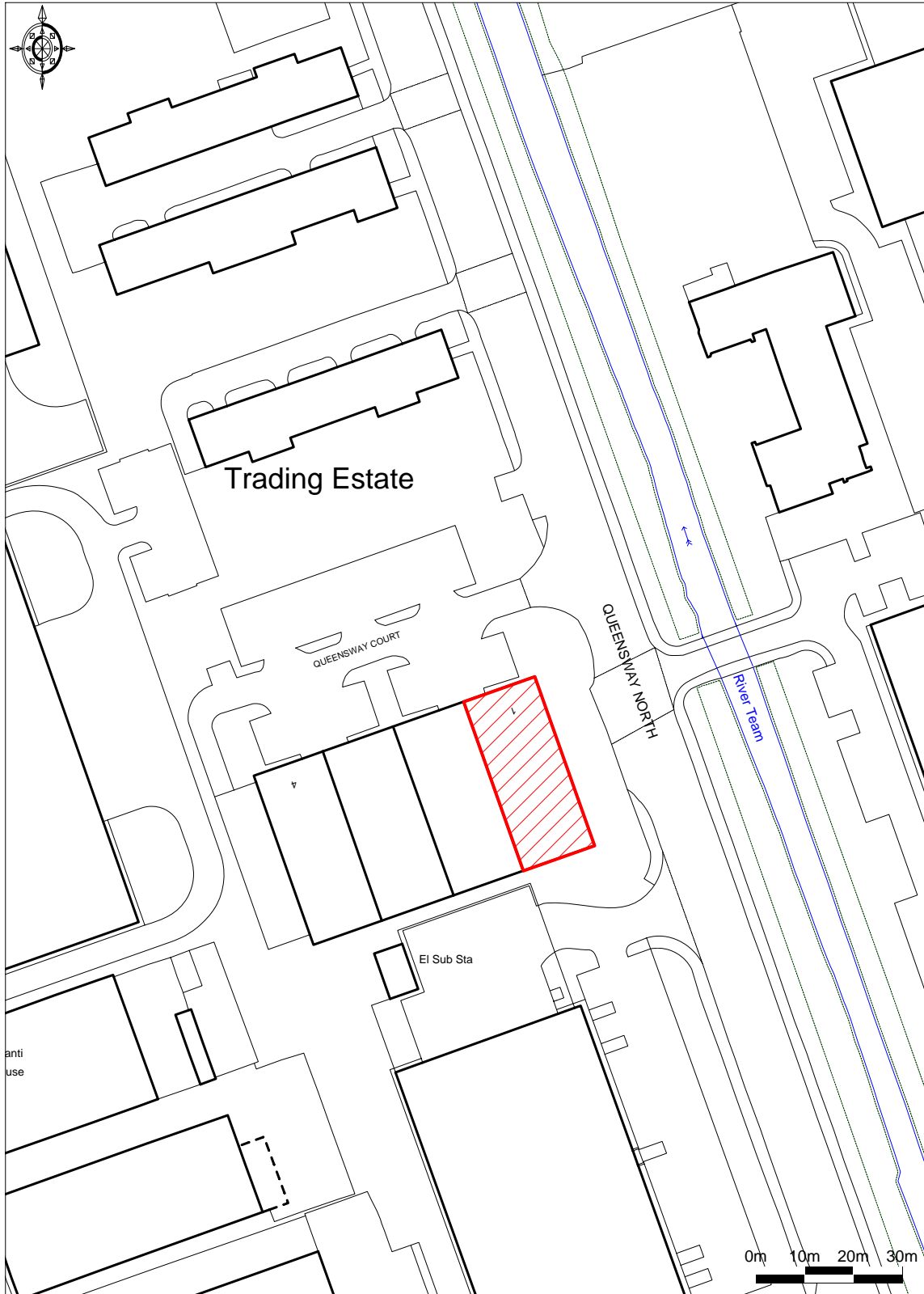
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Queensway Court - map

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Unit 1 Queensway Court  
Team Valley  
Gateshead



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Unit 1 Queensway Court - plan

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