

# TO LET

## Modern Industrial Accommodation

309A Foster Court  
Team Valley  
Gateshead  
NE11 0NH



### Situation

The property is located within Team Valley Trading Estate, one of the North East's busiest and premier commercial estates. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 m<sup>2</sup> of commercial accommodation.

The estate lies approximately 4.5 miles south of the Newcastle conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

Located on Foster Court the property is situated between Dukesway and Princesway, which are two of the main thoroughfares running through Team Valley.

Access to the A1 western bypass is excellent providing easy communications to all parts of the region.

[naylorsonline.co.uk](http://naylorsonline.co.uk)



Retail  
Development  
**Industrial**  
Investment  
Office

**T 0191 232 7030**



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

E [info@naylorsonline.co.uk](mailto:info@naylorsonline.co.uk)

## Description

The property is a semi-detached industrial warehouse of steel portal framed construction with walls of brick /blockwork to dado level with insulated steel cladding to the eaves.

The roof is of insulated steel sheet covering incorporating translucent roof lights. The unit benefits from a concrete floor throughout and an eaves height of 5.4 m.

## Accommodation

Floor areas and dimensions quoted are approximate:

**GIA:**                **454.70 m<sup>2</sup>**      **4,893.94 ft<sup>2</sup>**

## Services

We understand that all mains services are connected to the property including 3 phase electricity, gas and mains drainage. Interested parties are requested to make their own enquiries in this respect.

## Terms

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

## Rent

On application.

## Rating Assessment

The Valuation Office Agency website describes the property as 'Factory and Premises':

Rateable Value (2010 List):    £24,250

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Cost

Both parties will bear their own legal costs involved in the transaction.

## Further Information

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 and ask to speak to Keith Stewart or Sally Birks or email [keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk), [sallybirks@naylor.co.uk](mailto:sallybirks@naylor.co.uk).

07 01 16 KS/SB  
A-U02(333)



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