



## **Factory / Warehouse Unit**

**1,521.94 sq m (16,382 sq ft)**

### **Property Highlights**

- Excellent access to A1(M) and within 5 miles of Newcastle city centre
- Eaves height of approximately 5m
- Internal 2 x 2.5 tonne travelling crane
- Enclosed yard
- Dedicated car park

For more information, please contact:

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### Location

The property is located within the successful Earls Park development in the north east quadrant of Team Valley the region's premier and busiest commercial estate and is accessed via Earlsway.

The estate lies approximately 3 miles to the south of Newcastle city centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

Major occupiers in the immediate vicinity include Booker, Euro Car Parks and ATS. Within a short distance to the south, Royal Mail has its regional sorting facility.

### Description

The property comprises a semi detached industrial / warehouse unit of steel portal frame construction with insulated profile steel sheeting to the external walls and a pitched roof incorporating translucent roof lights.

Internally, the warehouse has a concrete floor and sodium lighting, a minimum eaves height of approximately 5m to the underside of the haunch extending to approximately 6.8m at the apex.

Access to the unit is via 2 sectional up and over doors each measuring 5.4m wide x 4.9m high, one of which opens out onto a concrete yard area.

The property benefits from 2 x 2.5 tonne travelling cranes, as well as an open plan office which is carpeted with Category II lighting and heated as well as providing toilet facilities and a kitchenette.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and has the following Gross Internal Areas(GIA):

GIA	Sq M	Sq Ft
Offices and amenities	70.80	762
Warehouse	1451.14	15,620
<b>Total</b>	<b>1521.94</b>	<b>16,382</b>

### Services

The unit benefits from all mains services including three phase electricity.

### Rateable Value

Interested parties are advised to contact the local authority for further information and to confirm the rates payable.

### Legal Costs

Both parties will be responsible for their own legal costs.

### Terms

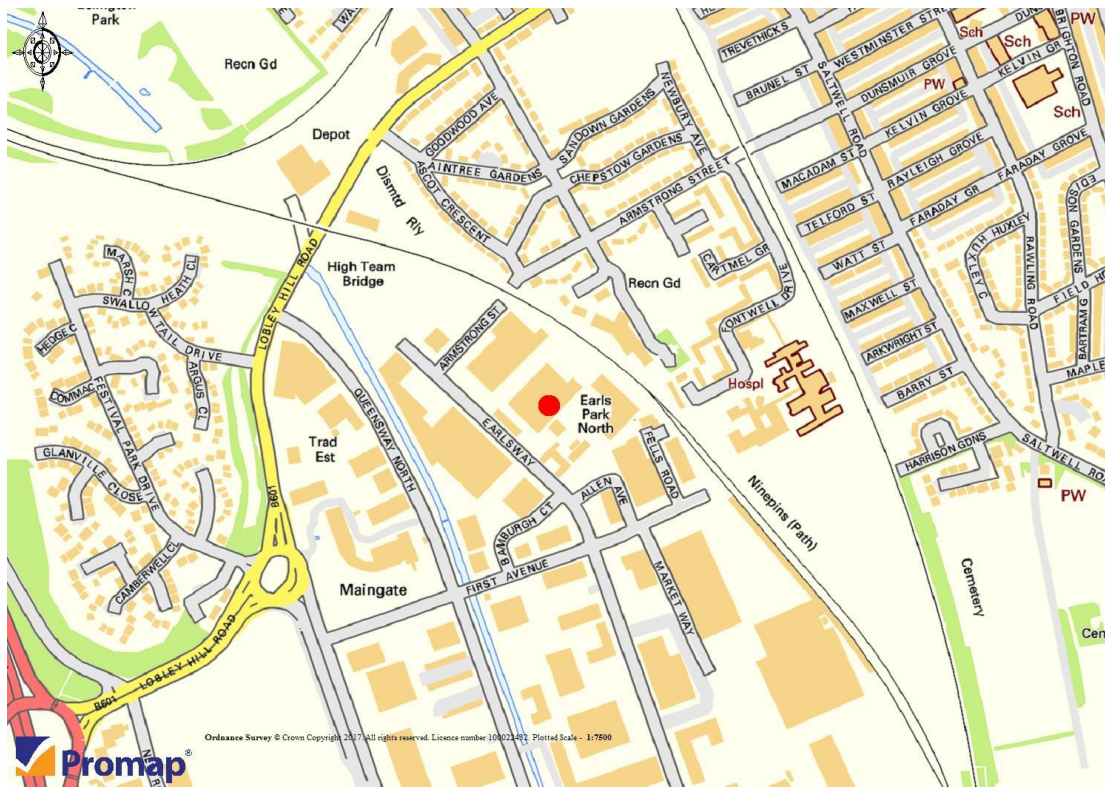
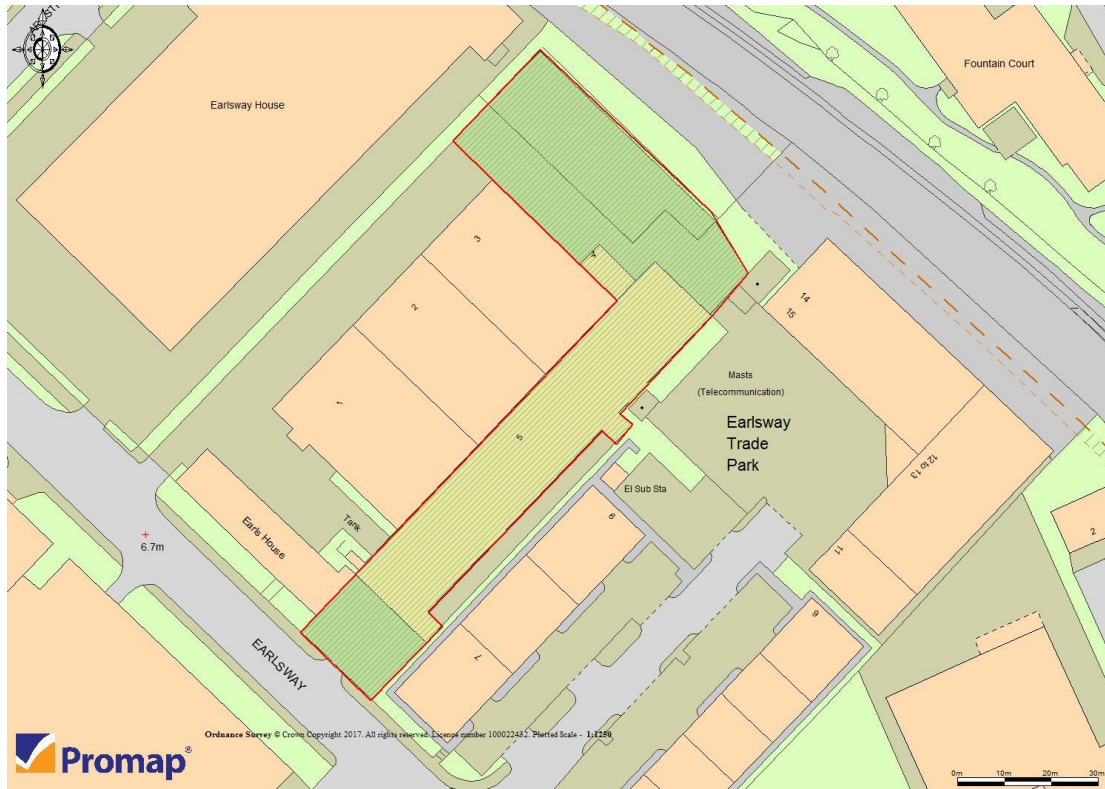
The unit is available by way of a full repairing and insuring lease for a term of years to be agreed at a rent of £86,000 per annum exclusive.

### EPC

An Energy Performance rating is available upon request.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.







**CUSHMAN &  
WAKEFIELD**

**TO LET**

**Unit 4/5 Earls Park North, Team Valley**  
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