



**KnightFrank.com**



Units 8-11 (June 2015)

## To Let

### Kingsway Interchange, Team Valley Estate, Gateshead, NE11 0JY

- Established development located close to the A1
- Trade counter occupiers including Screwfix, Howdens Joinery, Plumb Center and CTD
- Unit sizes from 466.2 m<sup>2</sup> (5,018 sq ft) to 2,012.2 m<sup>2</sup> (21,659 sq ft)
- To Let on new leases
- Rents from £35,000 per annum exclusive

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## Situation

Team Valley Trading Estate is generally regarded as the premier estate in the region. It is bounded on the west by the A1 and access throughout the region is excellent.

Kingsway Interchange is located off Eleventh Avenue which provides direct access to Kingsway, the main arterial dual carriageway running the length of Team Valley. Access to the A1 is within ½ mile of Kingsway Interchange.

## Description

Kingsway Interchange boasts a number of occupiers with a trade focus including Screwfix, Plumb Center, Howden Joinery and CTD and is well known as an established trade park and distribution location.

Its convenient location within ½ mile of the A1 has also attracted occupiers requiring a central location for the purposes of distribution and parcel delivery such as DHL.

Kingsway Interchange comprises terraces of steel portal frame units with brick/blockwork to dado level and insulated steel cladding to eaves. The roofs have an insulated steel sheet covering incorporating rooflights.

Internally the units benefit from a concrete floor throughout and a clear internal height of 6.1 m.

Vehicular access is from sectional up and over doors located to the front of the units accessed from generous forecourt areas.

Each unit benefits from office accommodation and WC facilities. Dedicated staff / customer parking is located to the front of each unit.

## Services

The units are provided with mains supplies including three phase electricity and gas.

## Availability & Rentals

The units have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Ed) and the approximate Gross Internal floor areas recorded as follows.

	M <sup>2</sup>	Sq ft	Rent PA
<b>Unit 4</b>			
Warehouse	680.5	7,325	<b>£53,100</b>
Offices, reception & WCs	110.0	1,184	
<b>Total</b>	<b>790.5</b>	<b>8,509</b>	
<b>Unit 14</b>	<b>466.18</b>	<b>5,018</b>	<b>£35,000</b>
<b>Unit 16/17</b>			
Warehouse	1,736.3	18,690	<b>£114,000</b>
Offices, reception & WCs	138.3	1,488	
1 <sup>st</sup> floor offices / canteen	137.6	1,481	
<b>Total</b>	<b>2,012.2</b>	<b>21,659</b>	

## Lease Terms

Units are offered to let on a new fully repairing and insuring lease for a term of years to be agreed.



Unit 15/16 (June 2015)

## Important Notice

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## Rateable Values & Energy performance Information

Please find as follows information regarding the Rateable Value (RV) of the available units as listed on the Valuation office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

The energy performance of the units has also been assessed and the Energy Performance Asset Ratings (EPAR) for each unit is presented below. Further energy performance information is available on request.

Unit	RV	Estimated Rates Payable	EPAR Rating
Unit 4	£39,000	£19,227	D(99)
Unit 14	£23,750	£11,709	Pending
Unit 16/17	£87,500	£43,138	D(80)

## Viewing

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



## VAT

All rents and service charges are quoted exclusive of VAT.

Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk))

Marketing Particulars & Images (June 2015)



Kingsway Interchange,  
Team Valley, Gateshead

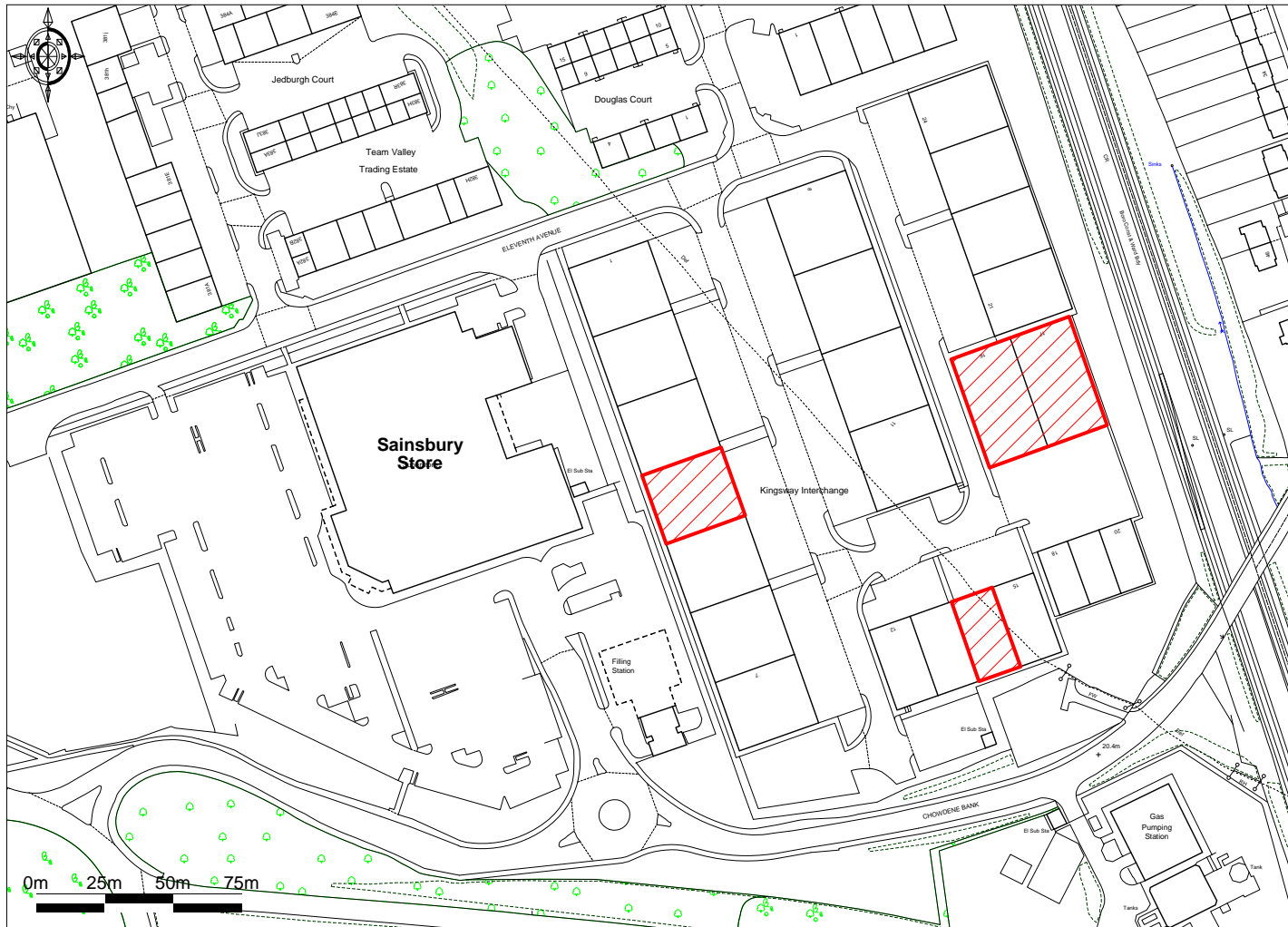


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Kingsway Interchange - map

**Kingsway Interchange  
Eleventh Avenue  
Team Valley**



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**Kingsway Interchange - Plan**

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