

# TO LET

## Modern High Specification Industrial/Office Premises

362C Dukesway  
Team Valley  
Gateshead  
NE11 0PZ



### Situation

The property is located within Team Valley Trading Estate, one of the North East's busiest and premier commercial estate. 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.

The premises are located on Dukesway which is one of the main thoroughfares running through Team Valley and a short distance from Retail World. Access to the A1 Western Bypass is excellent providing easy communications to all parts of the region.

### Description

The property comprises a semi-detached industrial/office premises of steel portal frame construction with walls of brick/

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**T 0191 232 7030**



Hadrian House, Higham Place,  
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E [info@naylors.co.uk](mailto:info@naylors.co.uk)

## Description cont...

blockwork to dado level with insulated clad panels above. The roof is of insulated sheet cladding which incorporates approximately 10% translucent roof lights.

The property is of a very high standard and has two storey offices which look out on to Dukesway and include reception area, open plan and cellular offices which are fitted with data trunking, gas central heating, a mix of category 2 and strip fluorescent lighting, kitchen facilities and air conditioning. Behind the office there are warehouse facilities which extend with an eaves height of approximately 5.5 m and these areas have gas fired blower heaters. There is a sectional up and over door measuring 3.5 m by 4.5 m high, which open out onto a shared yard. There is ample car parking to the front as well as further parking to the rear.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate areas:

Office	610.56m <sup>2</sup>	(6,572ft <sup>2</sup> )
Warehouse	873.84m <sup>2</sup>	(9,406ft <sup>2</sup> )
Mezzanine	81.83m <sup>2</sup>	(881ft <sup>2</sup> )
<b>GIA</b>	<b>1,566.23m<sup>2</sup></b>	<b>(16,859ft<sup>2</sup>)*</b>

\*4,359 sq. ft of the above area is regarded as additional space fitted by the current tenant. This area can be removed if required.

## Terms

The property is held on a 10 year FRI lease from 1 July 2015 with break and rent review at the fifth anniversary and is available on an assignment or sub-letting.

## Rent

£68,750 per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rating Assessment

The Valuation Office Agency website describes the premises as 'Warehouse and Premises':

Rateable Value (2017 List): £73,500\*

The above figure takes into consideration the tenant fit out. The rateable value will be need to be reassessed if the fit out is taken out.

## Services

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

## EPC

The property has an EPC rating of C64.

## Further Information

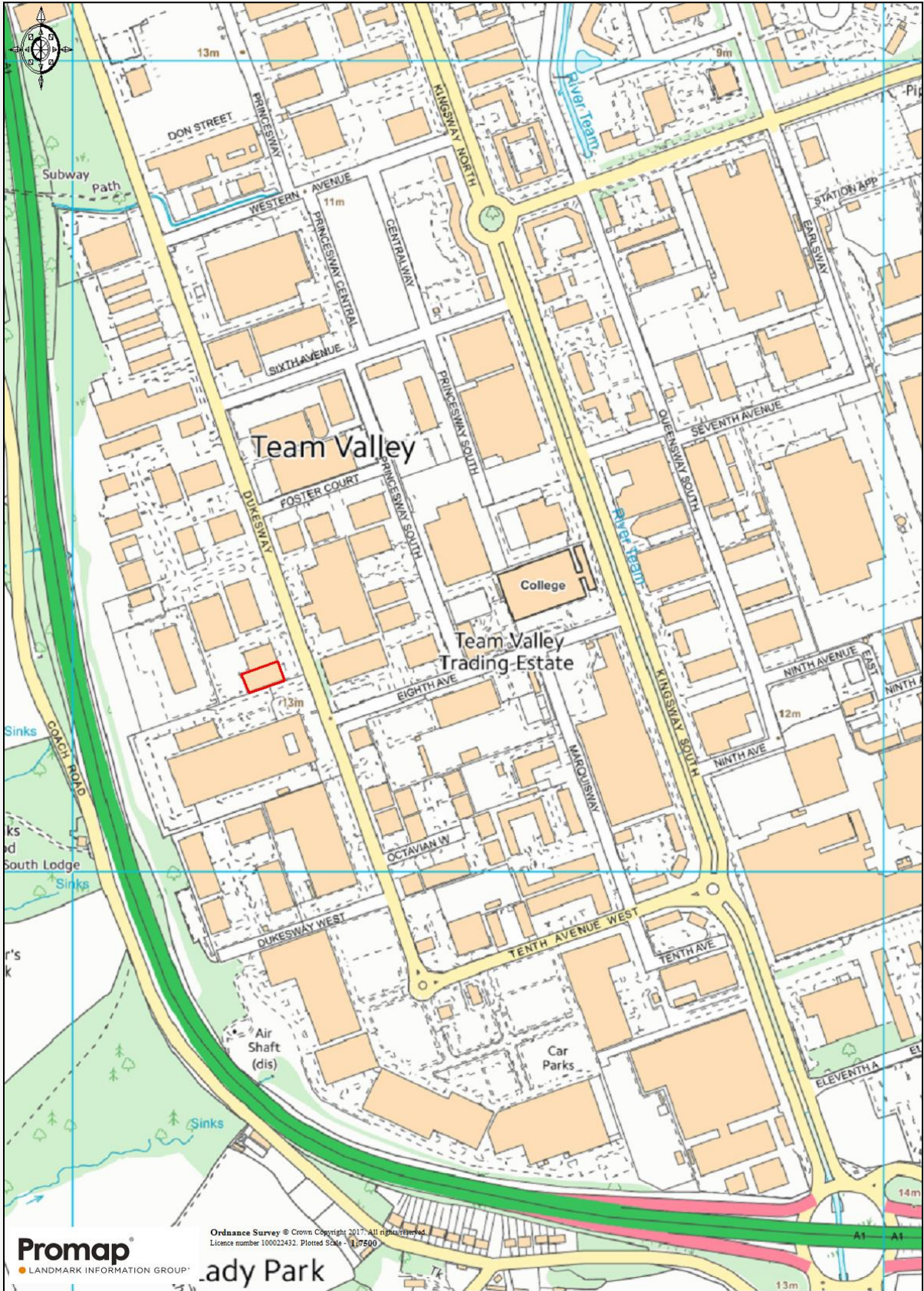
Contact Keith Stewart, Chris Donabie or Duncan Christie on 0191 232 7030 or by email:

[keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk)

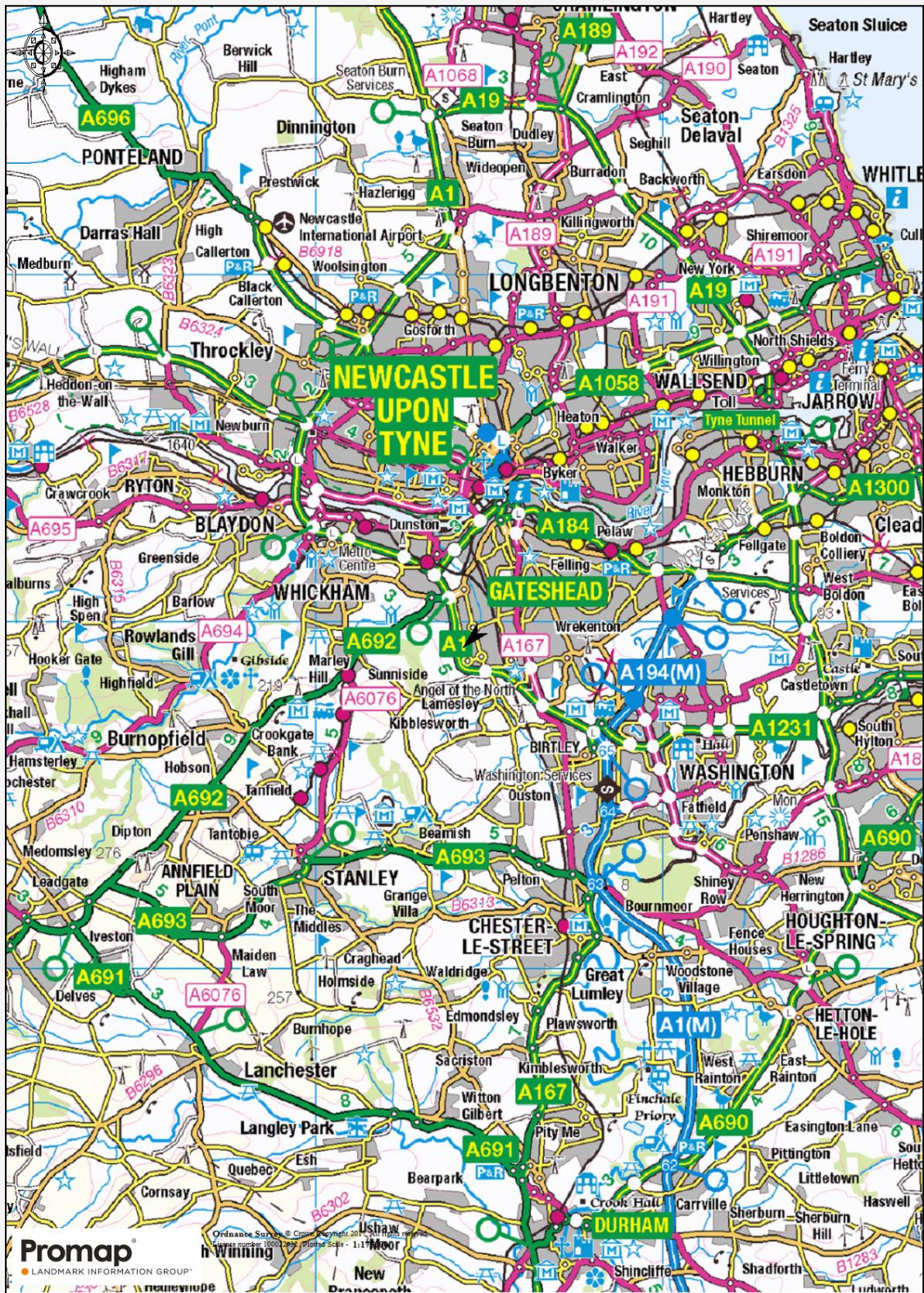
[chrisdonabie@naylor.co.uk](mailto:chrisdonabie@naylor.co.uk)

[duncanchristie@naylor.co.uk](mailto:duncanchristie@naylor.co.uk)









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