

# TO LET

## Modern Industrial Accommodation

Foster Court  
Team Valley  
Gateshead  
NE11 0NH



### Situation

The properties are 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 properties are 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.

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Retail  
Development  
**Industrial**  
Investment  
Office

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## Description

The properties consist of a semi-detached industrial warehouse and an end terraced unit of steel portal framed construction with walls of brick /blockwork to dado level with insulated steel cladding to the eaves.

The roofs are of insulated steel sheet covering incorporating translucent roof lights. The units benefit from concrete floors throughout and an eaves height of 5.4 m.

## Accommodation

Floor areas and dimensions quoted are approximate:

Ground floor:	459 m <sup>2</sup>	4,941 ft <sup>2</sup>
Mezzanine:	44 m <sup>2</sup>	470 ft <sup>2</sup>
<b>Total</b>	<b>503 m<sup>2</sup></b>	<b>5,414 ft<sup>2</sup></b>

## Services

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

## Terms

The units are offered to let on new full repairing and insuring leases for a term of years to be agreed.

## Rent

£35,000 per annum exclusive.

## Rating Assessment

The properties have the following Rateable Values (2010 List):

309A:	£24,250
309B:	£25,250

## VAT

All figures quoted are exclusive of VAT where chargeable.

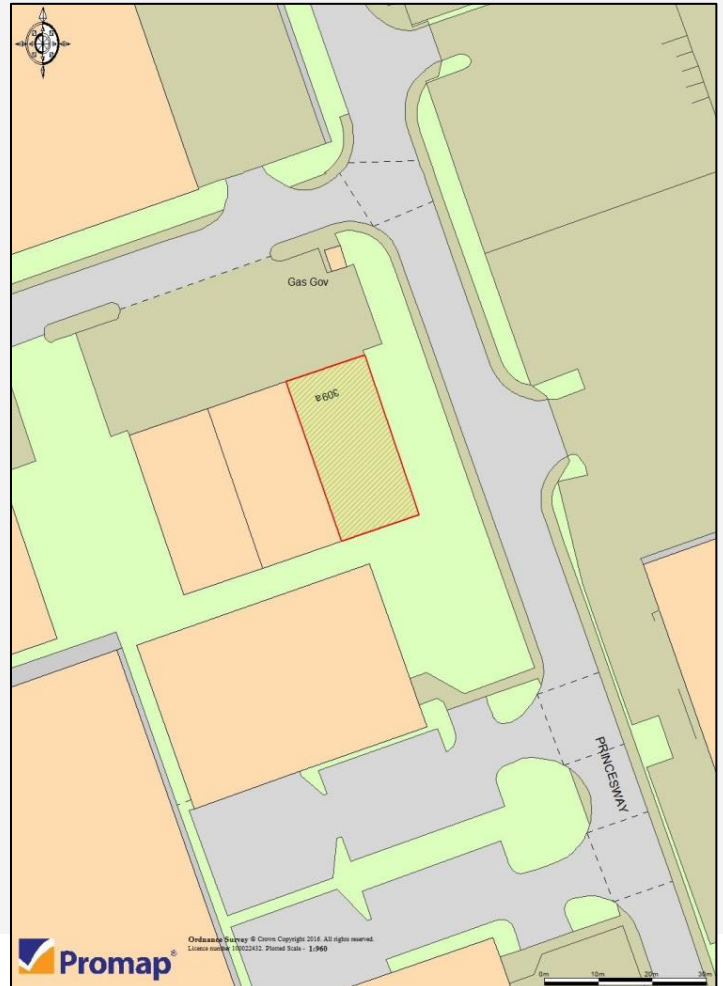
## Cost

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).

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