

UK
UK LAND ESTATES

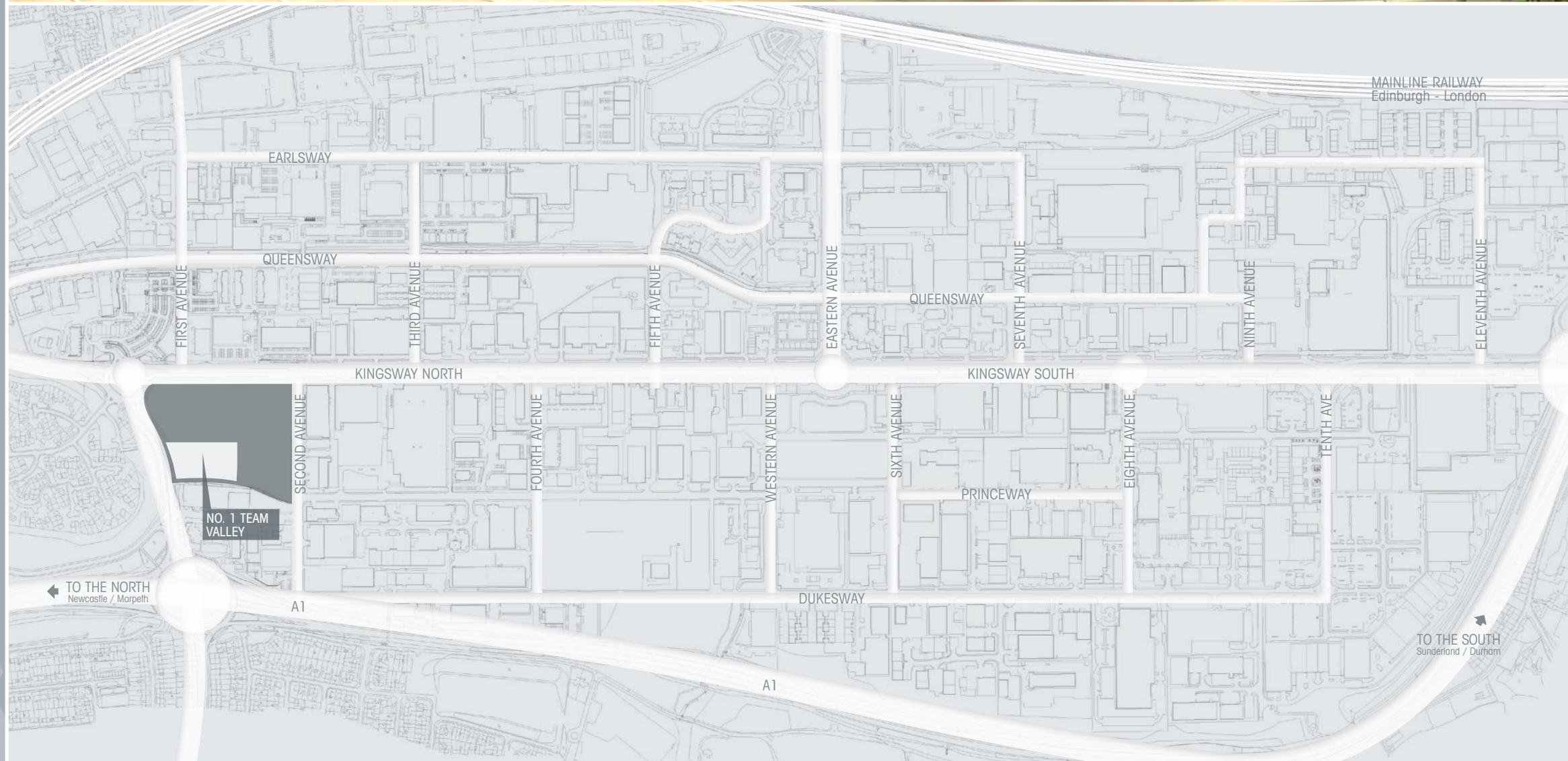
NO.1 TEAM VALLEY

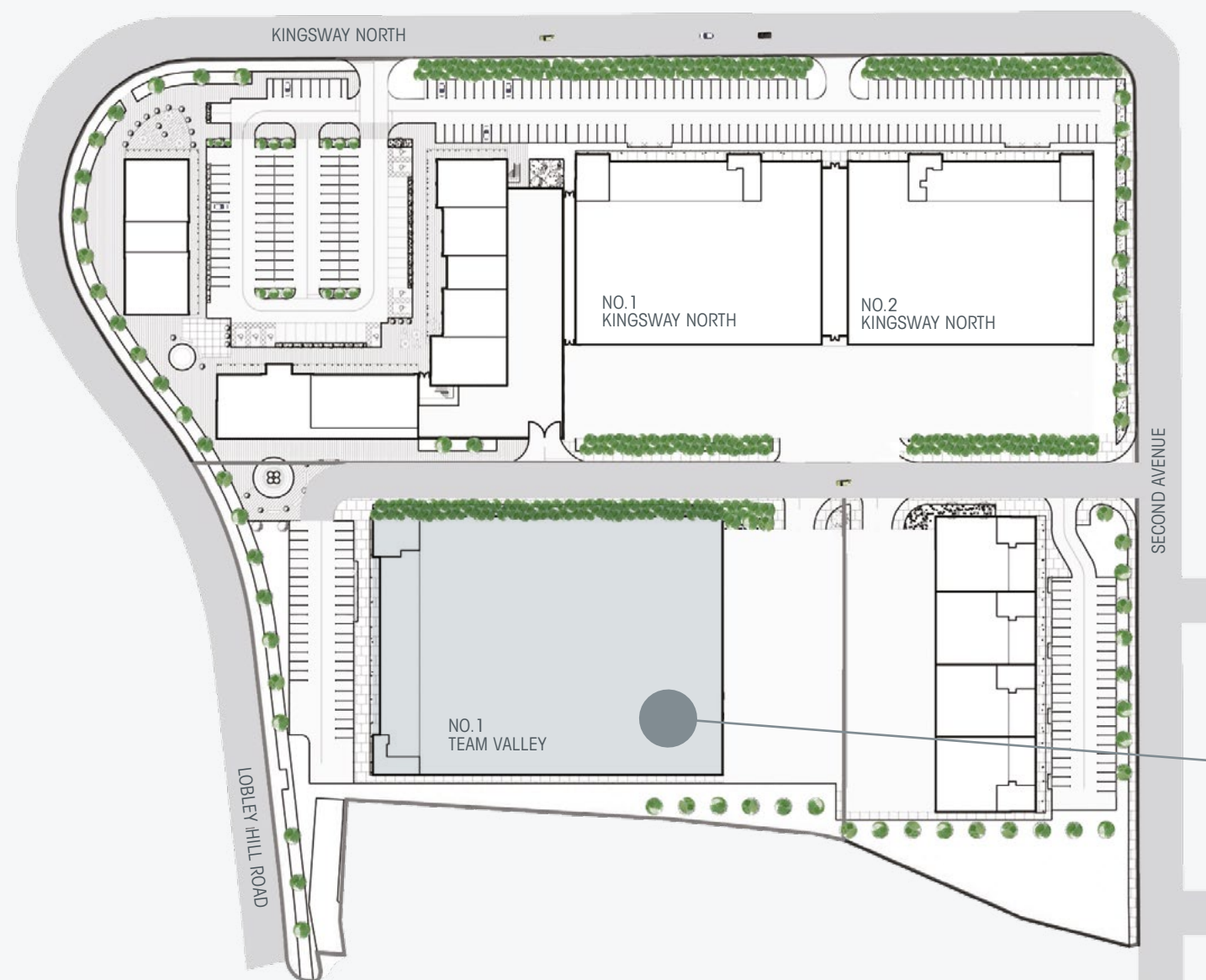
INDUSTRIAL | evolution

INDUSTRIAL UNITS FOR MODERN BUSINESSES

Situated in the most prime location immediately off the A1 Western by-pass overlooking Lobley Hill Road on Team Valley and with a prestigious address, No. 1 will appeal to offshore, wind and gas, technology, IT, high end manufacturing / engineering car showroom occupiers requiring a headquarter location in the region.

The style, elegance and finish of the premises will set them apart from any other.





TAKE YOUR SPACE

The unit comprises a detached warehouse / industrial unit with the potential for high office content with an eaves height of 12 metres with excellent yard and parking facilities.

The opportunity exists from an early stage to have craneage and a high power supply built into any detailed design but also the ability to have a full glazed frontage overlooking Lobley Hill should the premises lend itself to car showroom.

The premises will provide two storey offices fronting onto Lobley Hill to 'Grade A' standard and will consist of reception with glass atrium looking up to first floor level, w/c facilities over two floors including shower stairwell to first floor including lift.



PLAN YOUR PLACE

Bespoke Design Finishes:

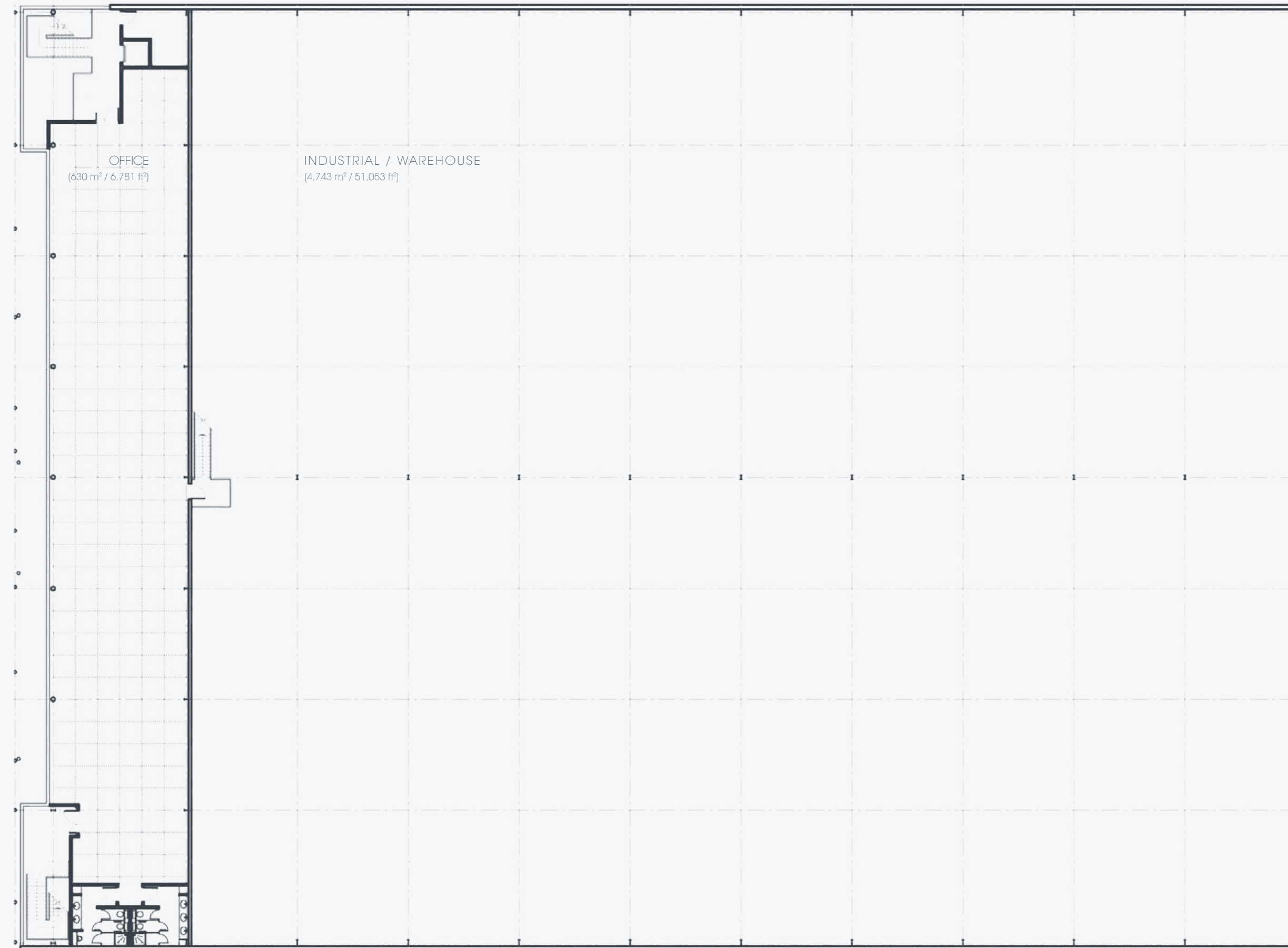
Pre-Let Agreement:

Detailed Planning Consent:

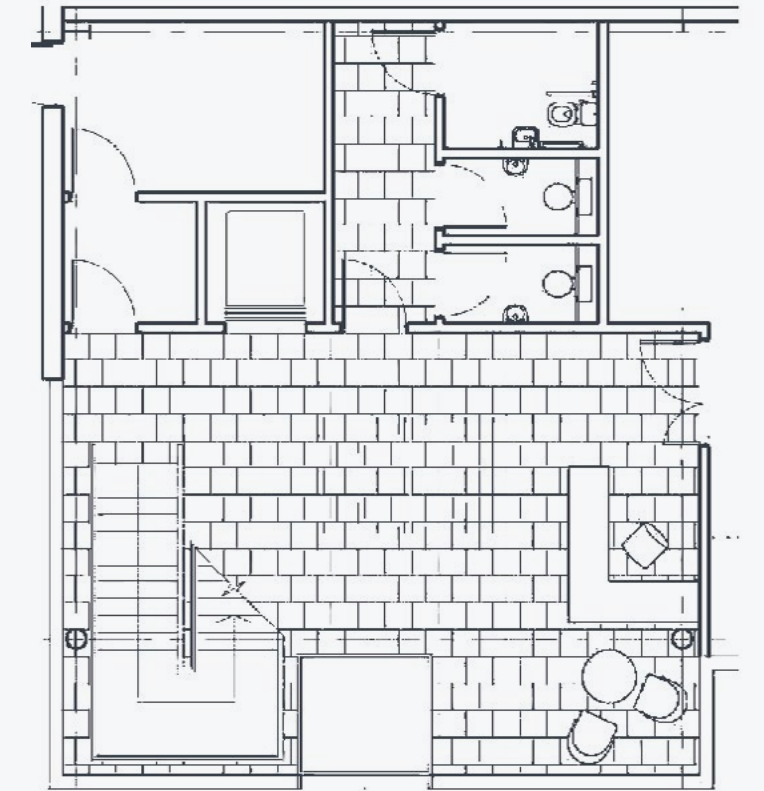
Tender:

Occupier Fit Out:

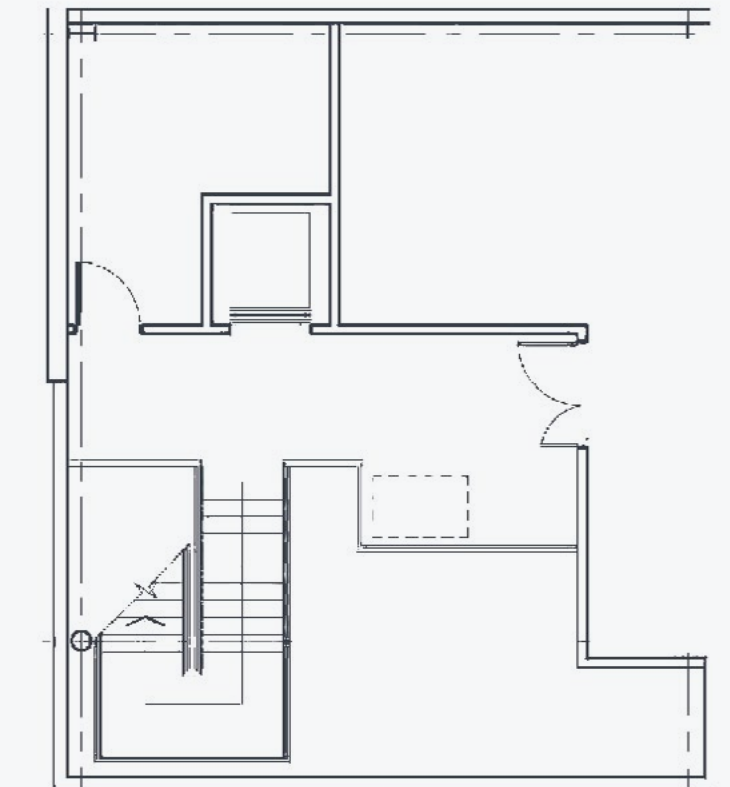
Warranty Follow Up:



GROUND FLOOR WAREHOUSE & OFFICE
(5,373 m² / 57,898 ft²)



GROUND FLOOR
ENTRANCE LOBBY



FIRST FLOOR
LANDING

FROM CONCEPT TO COMPLETION

Bespoke opportunities are available.
For further information please contact

UK Land Estates: 0191 440 8880

or one of our appointed joint agents

Knight Frank: 0191 221 2211

Naylors: 0191 232 7030

MISREPRESENTATION ACT: These particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. October 2014.

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