

To let

Units A, B and C
EFB Court
Earlsway North
Team Valley
Trading Estate
Gateshead
NE11 0RQ



- Extensive warehouse and office space available
- Electrically operated roller shutter loading doors
- Secure parking / circulation area
- Male, female and disabled WC facilities
- Large secure yard area available
- **SAT NAV NE11 0RG**

Units A, B, and C EFB Court, Earlsway North, Team Valley Trading Estate, Gateshead, NE11 0RQ

Location

EFB Court is situated at the north end of Earlsway within the popular and well established Team Valley Trading Estate. The estate is served by excellent road access being bounded to its west by the A1 and lying only 4 miles from Newcastle City Centre. The development consists of terraced industrial units which are interconnected and can be taken separately or as a whole.

Description

The units are arranged in a terrace and are of steel framed construction with cavity brickwork external walls covered in profile steel cladding. The roof areas are pitched and of profile sheet construction incorporating translucent roof lights.

Internally, the industrial units have concrete floors throughout and provide an internal clear height of approximately 5.2 metres. Each unit is provided with male, female and disabled WC accommodation.

Each unit benefits from electrically operated steel roller shutter loading doors. The premises can be taken individually, or alternatively can be combined to provide a single unit with a large secure yard.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Unit A	2,488	26,781
Unit B	2,050	22,017
Unit C	2,120	22,815
Total	6,658 sq m	71,613 sq ft

Rent

Full details of asking terms for the units are available on request.

Lease Terms

The units are offered To Let by way of new fully repairing and insuring leases for a term of years to be agreed.

Rateable Value

We recommend that all parties make their own enquiries regarding the rateable values applicable to the premises.

EPC

The premises are being assessed for EPC purposes. Full details are available on request.

Legal Costs

The ingoing tenant to be responsible for all the Landlords reasonable legal costs incurred in the transaction, plus all VAT thereon.

VAT

All rents quoted are exclusive of VAT which will be charged on all rents and service charges applicable.

For further information please contact:

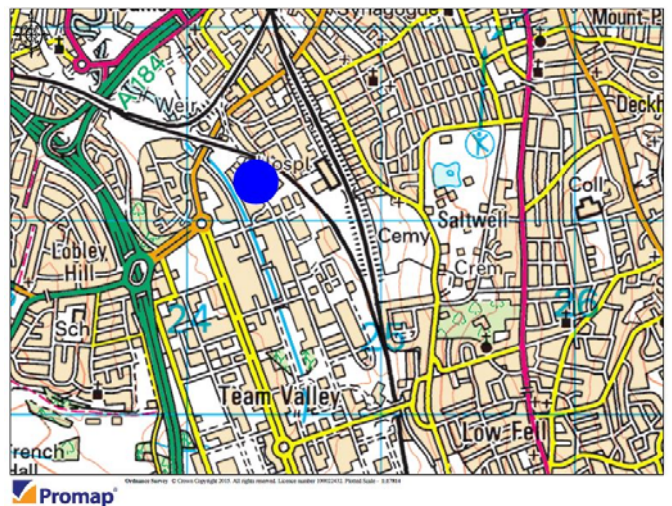
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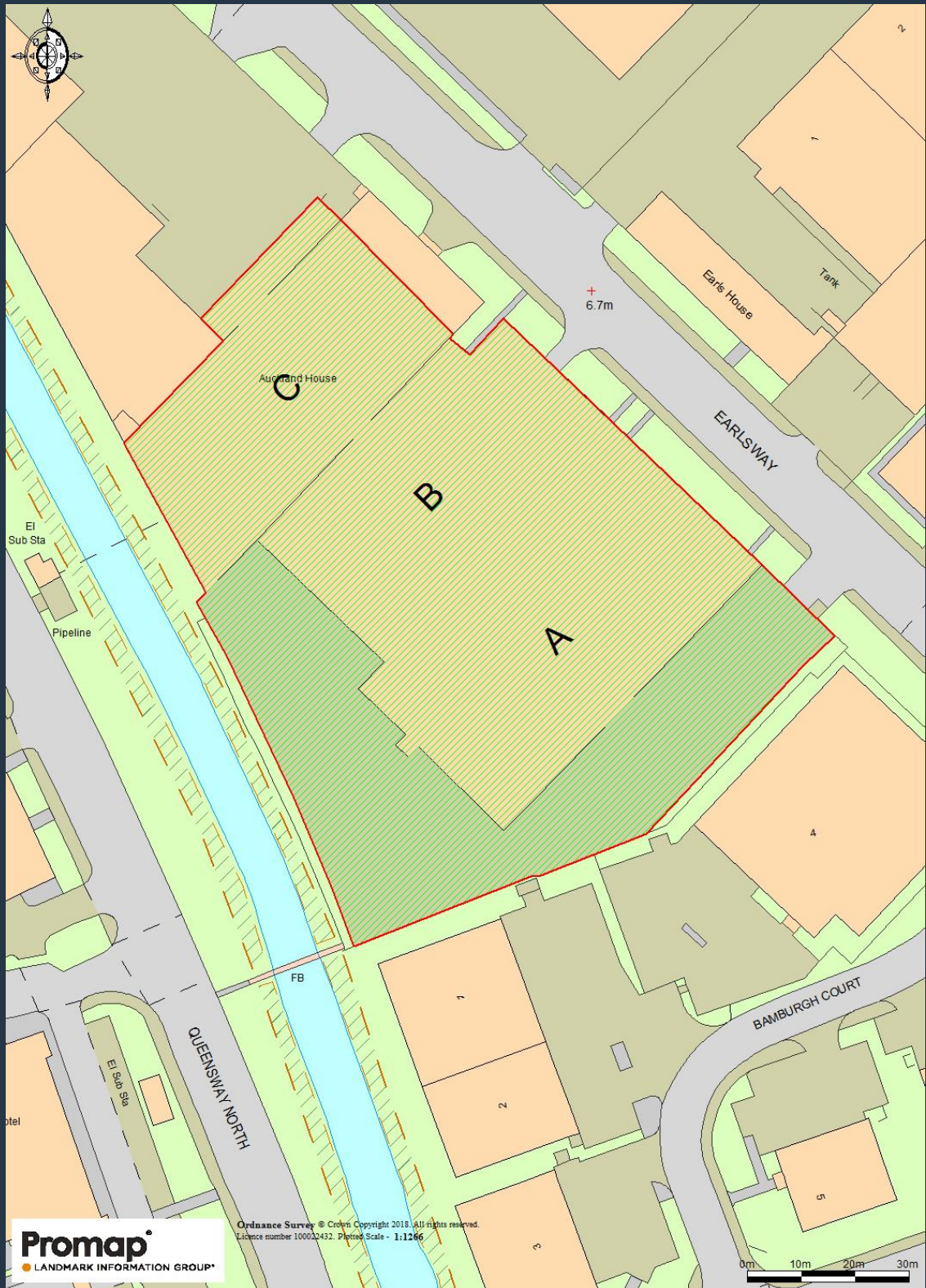
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Property Ref

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