



Industrial/Warehouse premises 565 sq m (6,081 sq ft)

Property Highlights

- Modern industrial unit.
- Excellent communication links
- Prominent position within visibility from Princesway North
- High car parking provision

For more information, please contact:

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TO LET

Unit 8 Princes Park, Team Valley Trading Estate, Gateshead, NE11 0NF

Location

The premises are located on Princes Park, Princesway between Second and Fourth Avenue, offering easy access to Lobley Hill Road and the A1(M).

Team Valley is situated approximately 4 miles south of Newcastle city centre which can be quickly accessed via the A1. The estate is the premier mixed use business location in the region totalling around 280 hectares (700 acres) and is home to a wide variety of businesses.

Description

The property comprises an end terraced unit of steel portal frame construction with brick and profile metal cladding to the elevations under a pitched profile metal clad roof. The unit has a minimum eaves height of 6.3m to the underside of the haunch and is accessed via an electric roller shutter door which measured 5m wide by 5m high.

Internally the unit benefits from a concrete floor, sodium lighting and 1 suspended gas warm air blower. To the front elevation of the unit are two storey offices which incorporate perimeter trunking, carpeted floors and recessed lighting.

The unit also benefits from kitchen facilities and male and female WCs with mains supply of a 3 phase electricity, water and drainage.

Accommodation

The premises provide the following approximate gross internal areas :

	Sq M	Sq Ft
Warehouse	390	4,198
Offices	175	1,880
Total GIA	565	6,081

Terms

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed at an annual rent of £36,500.

Rateable Value

The premises have the following rateable value. Interested parties are advised to contact the local rating authority for further information and to confirm the rates payable

Unit 8	£30,000
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Energy Performance Certificate (EPC)

The unit has an Energy Performance Rating of D (81) full details are available on request

Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.



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