



TO LET

For Sale /
To Let

**FOR SALE /
TO LET**
INDUSTRIAL
WAREHOUSE
UNIT
2,083 SQ
(22,400 FT²)



HIGHLIGHTS

- ❑ Situated in a **prominent location** on Queensway
- ❑ Modern **prime detached** self contained building
- ❑ Externally the unit has a **extensive dedicated yard area** and 42 car parking spaces
- ❑ **Competitive rental terms** and incentives available
- ❑ **Excellent access** to Newcastle City Centre and the A1

Available by way of a full repairing and insuring lease for a term to be agreed. Rent **£134,500** per annum exclusive.



LOCATION

The property is **prominently located** on Queensway within the Team Valley Trading Estate, the **North East's premier commercial estate**. The estate covers a total area of approximately 285 hectares and provides in excess of 650,000 sq m of accommodation including industrial, office, retail and leisure.

The estate lies approximately **3 miles to the south of Newcastle City Centre**. There is direct access to the **A1 Western By-Pass** with two separate junctions at either end of the estate providing unrivaled connection to the regional road network and beyond.





THE PROPERTY

TEAM VALLEY

Team Valley is the premier industrial location in the north east. It was originally designated in 1935 and now provides one of the largest industrial complexes in Europe covering approximately 285 hectares (705 acres) and provides 5.6m sq ft of industrial space and in excess of 7m sq ft of commercial space in total.

The estate is home to over 740 multi-national and regional companies and employs more than 24,000 people. Fitting its status as the region's dominant business location, Team Valley is also home to the region's most successful retail park, Team Valley Retail World and a separate Sainsbury's supermarket, both of which are situated close to the premises.



DESCRIPTION

The property comprises a **modern detached industrial unit** with integral ground and first floor offices. The building is of steel portal frame construction with **minimum eaves height of 6m**. The roof is pitched and covered with insulated profile metal cladding incorporating translucent roof panels.

Internally the warehouse has concrete floor, three-phase electricity, high bay lighting and four suspended Ambirad gas heaters. A small mezzanine is located to the north east corner of the warehouse.

Two-storey offices are located along the eastern elevation. The office space is fitted to a high quality specification including suspended ceilings/recessed lighting, heating via gas fired radiators, carpet tiles and three compartment dado trunking. Toilets are located

on both floors of offices and warehouse toilets are also provided.

Externally there is a generous allocation of 42 car parking spaces, along with a yard area situated to the south and east of the warehouse with access via two electrically operated up and over loading doors, each measuring 4.5m wide by 5.0m high.

The unit has **recently undergone an extensive refurbishment** including painting of warehouse and office accommodation together with new carpeting and flooring throughout and full exterior clean. The unit therefore provides modern, high quality space ready for occupation.



ACCOMMODATION

Accommodation	Sq m	Sq ft
Ground Floor Office Amenities	348	3,746
First Floor Office	146	1,571
First Floor Showroom	109	1,173
Mezzanine Area	39	424
Warehouse	1,439	15,486
Total	2,081 sq m	22,400 sq ft

TERMS

Available by way of a full repairing and insuring lease for a term to be agreed. Rent **£134,500** per annum exclusive.

BUSINESS RATES

The property has a rateable value (1 April 2017) of £117,000. Interested parties should speak to the Local Rating Authority to confirm the rateable value.

SERVICES

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which will apply.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating for the property is C(54).



FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



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DRONE FOOTAGE OF THE BUILDING AND SITE

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