



## To Let - Prominent Trade Counter Unit

Unit 6 Tenth Avenue Trade Park, Team Valley, Gateshead, NE11 0HL

- Trade counter units in established trading location
- Prominent roadside position immediately opposite Retail World
- Nearby occupiers include Homebase, Mothercare, Next, Greggs and McDonalds
- New FRI leases available
- Unit size: Gross Internal Area of 551.9 sq m (5,941 sq ft)
- Rent: £40,000 per annum

**+44 (0)191 221 2211**

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD  
email: [mark.proudlock@knightfrank.com](mailto:mark.proudlock@knightfrank.com) / [simon.haggie@knightfrank.com](mailto:simon.haggie@knightfrank.com)

## Location

The premises are located on Tenth Avenue, directly opposite Retail World on the high profile and well established Team Valley Estate in Gateshead.

Team Valley Estate is located immediately off the A1 approximately 4 miles South of Newcastle Gateshead. The estate is widely regarded as one of the region's premier business / trading locations and boasts an array of household name occupiers.

Occupiers at Retail World immediately opposite Tenth Avenue Trade park include Mothercare, Homebase, Sports Direct, Next and McDonalds.

Occupiers within the trade park include Halfords Autocentre, Greggs, Tile Giant and Topps Tiles.

## Description

Built in 2006, Unit 6 forms part of a terrace of traditional steel portal framed units with reinforced concrete floors and insulated profile steel sheeting to the walls and roof areas.

The units have attractive glazed pedestrian entrances and an internal clear height of 6 m.

## Lease Terms

Unit 6 is offered to let by way of new fully repairing and insuring leases for a term of years to be agreed.

Particulars: June 2017

Image: 2010

## Current Availability & Rentals

The unit has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Ed) and the approximate Gross Internal floor areas recorded as follows:

| Unit No. | Sq m  | Sq ft | Rent (PA) |
|----------|-------|-------|-----------|
| Unit 6   | 551.9 | 5,941 | £40,000   |

## Rateable Values

According to the Valuation Office Agency website Unit 6 has a draft Rateable Value of £34,750.

## Energy Performance Rating

The property has an Energy Performance asset Rating of C73. Further information is available on request.

## Use

The units on Tenth Avenue Trade Park East are appropriate for trade use. They do not have retail consent.

It is recommended interested parties make their own enquiries of Gateshead Council Planning Department.

## VAT

All rents are quoted exclusive of VAT.

## Viewing

Please contact this office for a convenient appointment to view or for further information.

Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk))

## Important Notice

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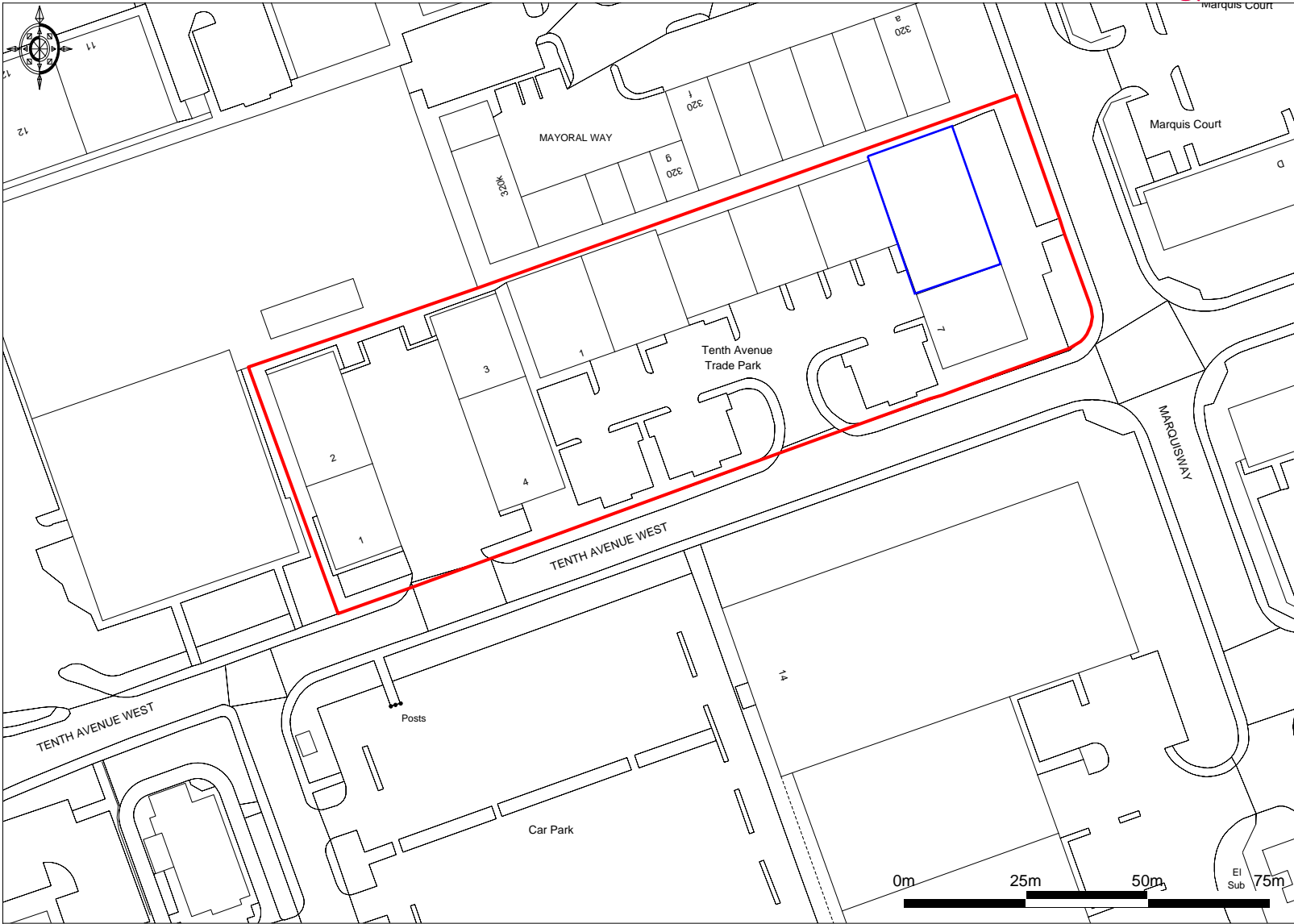
Tenth Avenue Trade Park,  
Team Valley, Gateshead



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# Tenth Ave Trade Park, Team Valley, Gateshead



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Tenth Ave plan

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