

TO LET

Workshop Accommodation

382F Jedburgh Court
Team Valley Industrial Estate
Gateshead
NE11 0BQ



Situation

The property is located within Team Valley Industrial Estate, the North East's premier commercial estate which covers approximately 238 hectares and provides in excess of 650,000 m2 of commercial accommodation.

The estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

Jedburgh Court is located just off Eleventh Avenue, approximately 400 m from the A1's most southern junction with Team Valley and opposite the Sainsbury store. It is a development of 37 units divided into 4 blocks.

Description

The property is a single storey unit of steel portal frame construction with brick/blockwork to front, side and rear elevations and profile sheet cladding above.

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Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

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Description....Continued

It has concrete flooring, painted block work walls, male and female toilets, kitchen area, a full height roller shutter door and a mezzanine floor providing office space. The property benefits from a recent refurbishment including redecoration of the warehouse and office areas along with new carpets to the office areas.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

Ground Floor	279.36 m ²	3007.03 ft ²
Mezzanine	32.89 m ²	354.03 ft ²
Total	312.25 m²	3361.06 ft²

Services

The property benefits from all mains services none of which have been tested or are warranted. Interested parties should satisfy themselves in this respect.

Term

The premises are available to let by way of a new fully repairing and insuring lease for a term of years to be agreed.

Rent

£19,000 per annum exclusive.

Service Charge

Service charge for estate upkeep for 2018/19 is £1,720 exclusive.

VAT

All figures quoted are exclusive of VAT where chargeable

Energy Performance Certificate

The Property was rated E in an EPC report dated 12th August 2012. A copy is available on request.

Legal Costs

Each party is to bear their own legal costs.

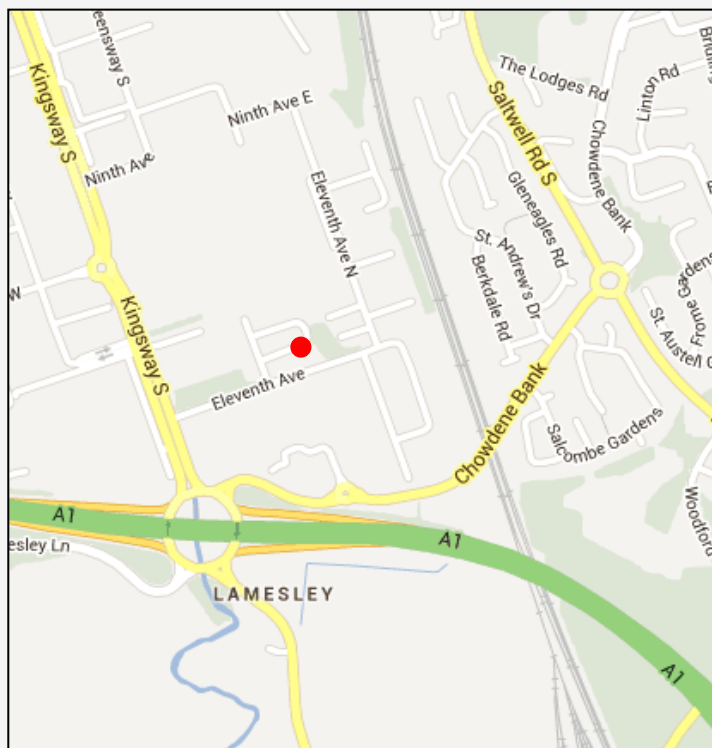
Rating Assessment

The property is described as "Warehouse and Premises":

Rateable Value (2017 List):	£15,250
Rates Payable (2019/2020):	£7320

Further Information

For further information and viewing arrangements please contact Duncan Christie on 0191 211 1564 or email duncanchristie@naylors.co.uk. Or Penny McAteer on 0191 211 1565 or email pennymcateer@naylors.co.uk



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