



TO LET

Modern Industrial Unit with D2 Leisure Consent in place

Kingsway Trade Park, Team Valley Trading Estate, Gateshead NE11 0JS


Naylor's
Commercial Property People

[naylors.co.uk](https://www.naylors.co.uk)

Location

The premises are located on Kingsway North, the dual carriageway which forms the main spine road through the well established Team Valley Trading Estate in Gateshead.

Team Valley Trading 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 and trading locations and boasts an array of household name occupiers.

Description

The unit at Kingsway Trade Park is arranged as two terraces and are of steel framed construction with block/brickwork walls to dado level and steel cladding (incorporating glazing) to eaves.

Internally the unit benefits from concrete floors throughout, a clear internal height of 4.6 m and WC facilities.

Access is by way of electrically operated sectional up and over doors (3.7 m wide x 4.1 m high) from a shared forecourt.

The unit benefits from gas and a 3 phase electricity supply.

Accommodation Schedule

Unit	Ft ²	M ²	Rent p. a.
256	4,754	441.66	£33,150

Lease

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

EPC

Available upon request.

Rateable Value

The 2017 Rateable Value is £25,000.

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

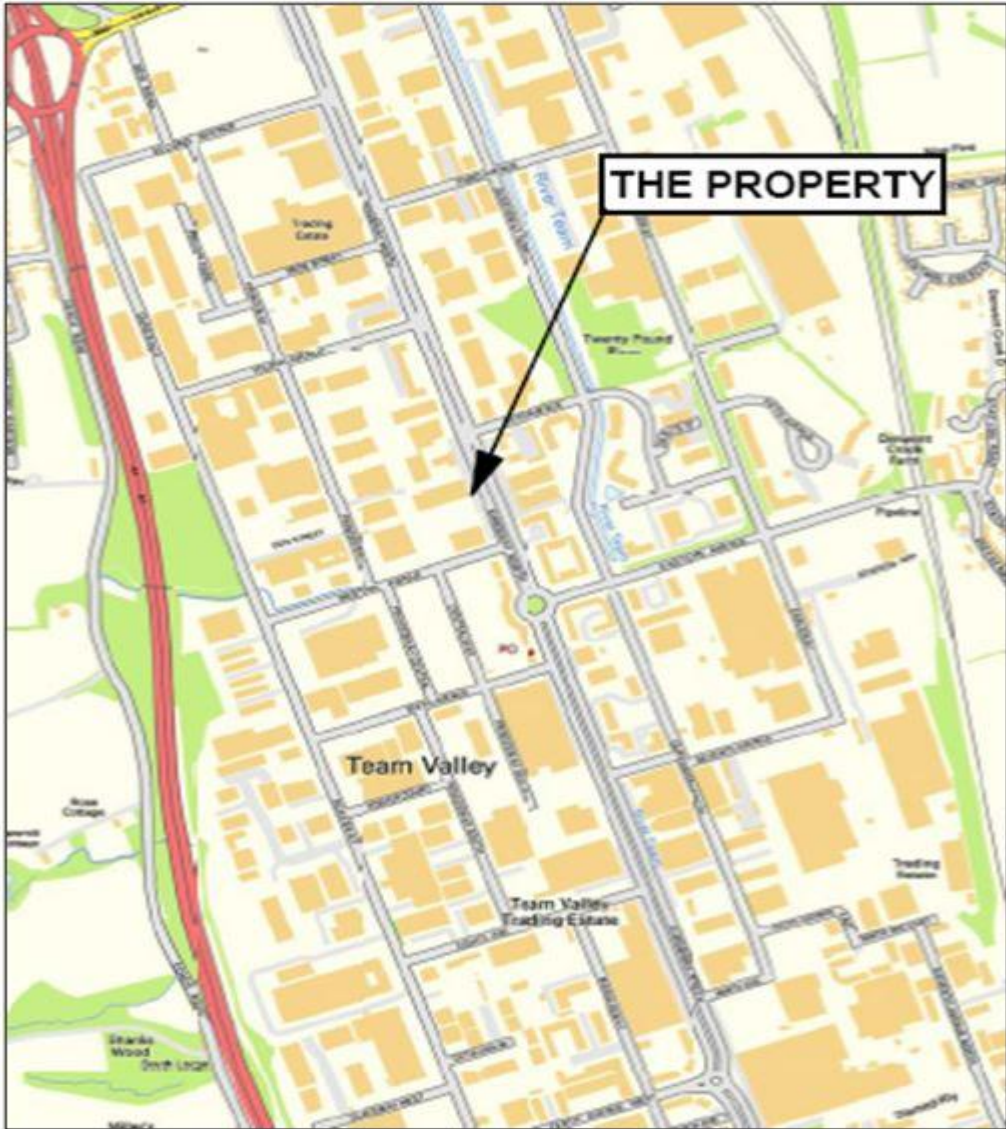
Further Information

For general enquiries and viewing arrangements please contact Duncan Christie on 0191 2327030 or email duncanchristie@naylor.co.uk

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