



# EARLSWAY TRADE PARK

Earlsway, Team Valley, Gateshead, Tyne & Wear

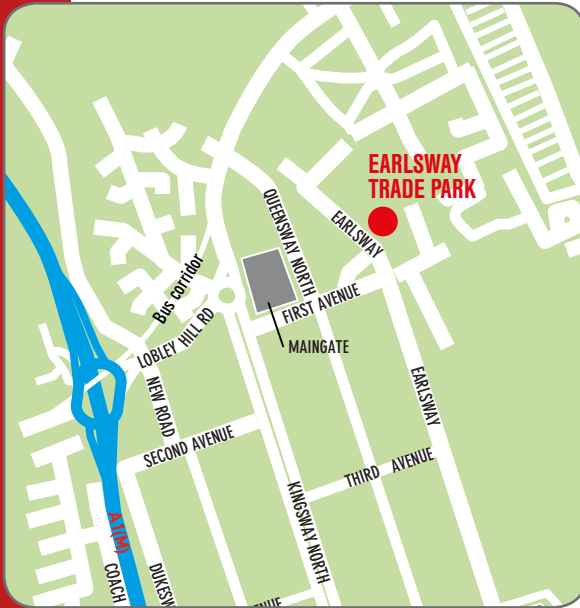
**Completion May 2015**  
Subject to planning permission



## TO LET

Units available from 177 sq m (1,905 sq ft)  
to 911 sq m (9,810 sq ft)

# EARLSWAY TRADE PARK



## Location

Earlsway Trade Park is located at the northern end of Earlsway within the popular and well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western By-Pass providing connection to the regional road network.

Earlsway is one of the estates main thoroughfares. Nearby occupiers include EuroCar Parts, ATS EuroMaster, Flowserve and Crosslings.

## Description

A modern commercial development providing 9 new build trade counter / workshop units in an attractive landscaped setting. The units range from 179.9 sq m (1,905 sq ft) to 303.8 sq m (3,270 sq ft) and can be combined to provide larger options of 911 sq m (9,810 sq ft). The specification includes the following :

- 5.5m clear internal eaves height
- Insulated sectional overhead loading doors
- 3 phase electricity
- Accessible WC facilities and amenities

## Tenure

The units are available TO LET on FRI leases with terms available on request.

## Planning

A planning application has been submitted for B1, B2 and B8 uses.

Subject to Contract

Scheme design subject to planning permission



AVAILABILITY		
UNIT	SQ M	SQ FT
1	178.3	1,920
2	176.9	1,905
3	176.9	1,905
4	176.9	1,905
5	176.9	1,905
6	238.3	2,565
7	303.8	3,270
8	303.8	3,270
9	303.8	3,270
<b>TOTAL</b>	<b>2,035.6</b>	<b>21,915</b>

## Viewing



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