



TO LET

Terraced Workshop Units

Units 252D and 257B & C Dukesway, Team Valley Trading Estate, Gateshead NE11 0PZ


Naylor's
Commercial Property People

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- Refurbished workshop units
- Located on the regions premier industrial estate adjacent to the A1
- Internal clear height 3.7m
- Ladies and gents WC facilities
- Electrically operated insulated sectional loading doors
- Full heating and lighting
- Rent £11,100 per annum exclusive

Location

The Team Valley Trading Estate is generally regarded as the premier estate within the region. It is bounded on the west side by the A1 and therefore access throughout the region is excellent.

The subject premises are located on Dukesway, one of the major roadways within the Estate in a small cul de sac of starter units.

Please refer to the attached plans for further details.

Description

The premises comprise part of a terrace of workshop units which are steel framed with cavity brickwork, glazing and cladding to the external elevations and a flat mono pitched roof with mineral felt covering.

Internally the units have concrete floors throughout and a clear height of 3.7m. There

is a small annex to the rear of the workshop area containing the ladies and gents WCs together with a small cupboard containing the service entries.

Externally there is a shared service road and parking to the front of the units and vehicular access is gained by way of insulated sectional electrically operated loading doors 3.25m wide X 3.65m high.

Services

The units benefit from separate services including a three phase electricity supply. Heating is provided by way of gas fired warm air blower units and the lighting is by way of fluorescent strips.

Rating

The units are currently assessed together at a Rateable Value of £17,500 and will require separate assessment if taken individually.

Accommodation Schedule

Description	m ²	ft ²	Rent
Unit 252D	158.5	1,706	£11,100 pa
Unit 257B	157.6	1,697	£11,100 pa
Unit 257C	157.6	1,697	£11,100 pa

EPC

The properties have the following Energy Performance Asset Ratings

252D	E101
257B & C	E115

Terms

The premises are available on internal repairing and insuring leases with the landlord responsible for external repairs and decoration and the tenant responsible for internal repairs including all doors and windows whether internal or external.

An index linked maintenance rent of £1,140 per annum is levied to cover external repairs to the building and maintenance of the common areas.

VAT

All figures quoted are exclusive of VAT which is applicable.

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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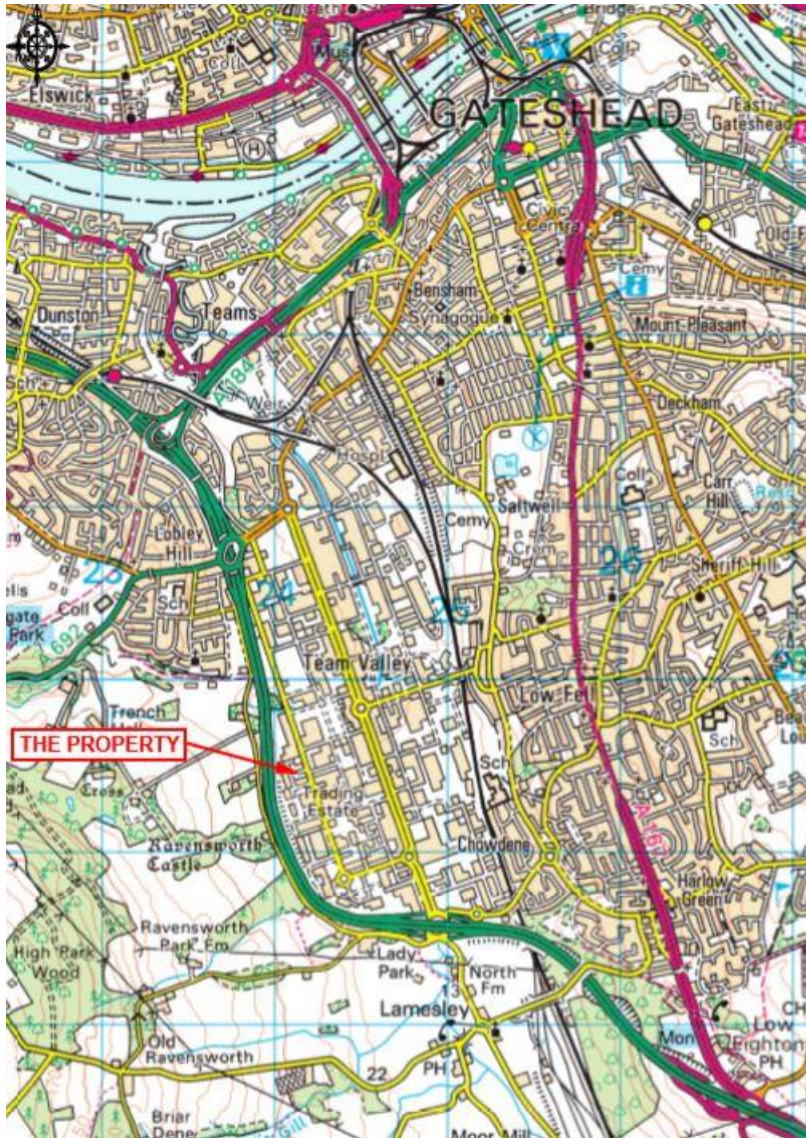




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