

# FOR SALE OR TO LET

## Industrial/Trade Counter Premises

Former Cromwell Tools  
Dukesway  
Team Valley  
Gateshead



### Location

The premises are located on a prominent site on Dukesway, one of the main thoroughfares through Team Valley Trading Estate. Team Valley is the North East Premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead town centre. The estate benefits from direct access from two junctions off the A1 (M) motorway.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional and motorway network providing excellent road access to other parts of the North East and other major centres throughout the UK.

### Description

The property is of steel portal frame construction with clad walls and felt deck roof.

Internally the warehouse has a concrete floor throughout with strip fluorescent lighting, gas fired heating and an eaves height of approximately 4 m.

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Retail  
Development  
**Industrial**  
Investment  
Office

**T 0191 232 7030**



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

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[info@naylors.co.uk](mailto:info@naylors.co.uk)

## Description...Cont

To the front elevation there is a trade counter with offices to the side, whilst to the rear there are kitchen and toilet facilities.

Access to the property is by way of a loading door measuring 4 m by 4 m high opening out onto a shared access.

The property has 10 dedicated parking spaces to the front with a secure compound to the side which could be used for further car parking or storage.

## Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Offices	172.62	1,858
Lock Up	68.55	738
Dispatch	144.60	1,556
Warehouse	1,432.81	15,423
<b>Total GIA</b>	<b>1,818</b>	<b>19,575</b>

## Tenure

The premises are held on a ground lease for a term of 99 years from 1 February 1965. There is a current ground rent payable of £14,000 per annum which will be payable by any purchaser.

## Price

£250,000 exclusive.

## Lease Terms

Alternatively the premises are available by way of a new FRI lease for a term of years to be agreed quoting a rent of £60,000 per annum exclusive.

## Rateable Value

The valuation office agency website describes the premises as 'Warehouse and Premises'.

Rateable Value 2017 List: £48,500.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

All figures are exclusive of VAT when chargeable.

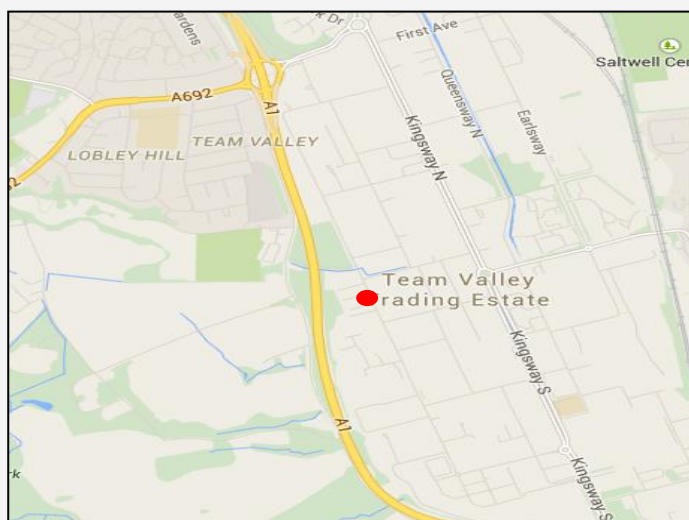
## Further Information

For general enquiries and viewing arrangements please contact Keith Stewart or Duncan Christie on 0191 2111559 or email [keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk), [duncanchristie@naylor.co.uk](mailto:duncanchristie@naylor.co.uk).

## Naylor's Instructions

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(01/05/2019/DCh  
A-C84)



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