

Property Details

Tel: 0191 232 7030

TO LET

WAREHOUSE/INDUSTRIAL PREMISES

840 m² (9,041 ft²)

**12/13 EARLS PARK NORTH,
TEAM VALLEY, GATESHEAD, NE11 0RQ**



LOCATION

The property is located within the Earls Park development off Earlsway in the North East quadrant of Team Valley with quick and easy access to the A1 western bypass. Major occupiers in the immediate vicinity include Royal Mail, Pickfords and ATS and within a short distance there are local facilities including a Hotel, Restaurant and Shops.

DESCRIPTION

Earls Park North comprises a mixture of modern warehouse units and engineering workshops together with office accommodation.

The property is of steel portal frame construction incorporating offices and w/c areas to the front with mezzanine deck above. The property is served by two electric up and over roller shutter doors measuring 4.5m wide by 5.0m high and providing access to a common external yard area.

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www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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Agency

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Building Surveys

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**Landlord and
Tenant**

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Management

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Valuations

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DESCRIPTION Cont.

The property benefits from a clear internal height of 5.6m, sodium lighting, three phase electricity with offices having gas central heating, and cat 2 lighting.

SERVICES

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

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 Office/	
Ancillary Areas	63.8 m ² (687 ft ²)
Warehouse	776.2 m ² (8,354 ft ²)

GROSS INTERNAL AREA 840 m² (9,041 ft²)

TERMS

The property is available by way of a new FRI Lease for term to be agreed.

RENT

£41,500 per annum.

RATEABLE VALUE

The Valuation Office Agency website describes the premises as Warehouse and Premises.

Rateable Value (2010 List): £47,000

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

Both parties will be responsible for their own legal costs incurred within any transaction.

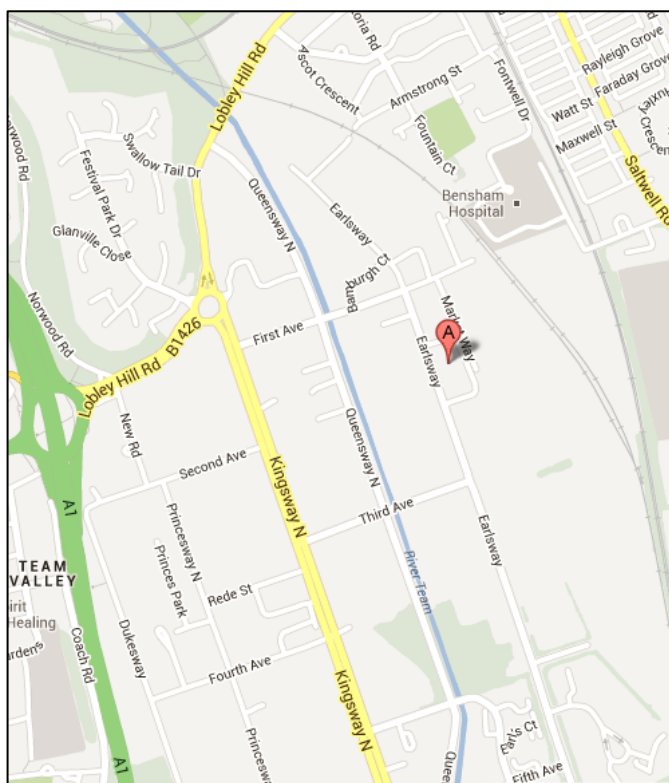
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 232 7030 or email keithstewart@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company website www.naylor.co.uk for details of all our current instructions.

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