



## Modern Workshop Premises

- Available December 2019
- Central Location
- Adjacent to the A1
- On site Parking

For further information please contact:

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## TO LET

Perth Court, Team Valley, Gateshead  
 NE11 0NJ

### Location

The development is located on Perth Court, just off Eleventh Avenue North, which runs parallel with Kingsway South, one of the major through roads serving the Team Valley Industrial Estate. The Team Valley is located approximately two miles south west of Gateshead Town Centre and approximately three miles west of Newcastle upon Tyne. The estate provides excellent access to both the regional road network and the A1(M).

### Description

The premises are of steel portal frame construction with concrete floors, brickwork and plasticol coated metal clad walls with internal blockwork and roofs of plasticol coated metal cladding.

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate gross internal area:

	m <sup>2</sup>	ft <sup>2</sup>
Unit 6	186	2,002
Unit 10	143	1,539

### Terms

These workshops are available on three year tenancy agreements with the option to terminate the agreement on giving three months notice. The tenant will be responsible for internal repairs and maintenance (including all doors and windows whether internal or external) and the landlord for external repairs and maintenance and building insurance. The

tenant will be responsible for Stamp Duty involved in the transaction.

### Rent

	Rent	Maintenance Rent
Unit 6	£14,014.00	£1041.04
Unit 10	£10,773.00	£800.28

### EPC

	Rating
Unit 6	D(93)
Unit 10	D(94)

### Rating Assessment

The Valuation Office Agency describes the properties as “workshop and premises”.

	2017
Unit 6	£11,250.00
Unit 10	£9700.00

### Specification

- **Floor Loading** – Reinforced concrete floor providing nominal loading 15 – 25 Kn/m<sup>2</sup>
- **Minimum Eaves Height** – 4.5 m
- **Loading Doors** - Manually operated, sectional up and over production doors 3.3 m wide x 3.59 m high
- **Electricity** – Three phase electrical supply
- **Gas** – Gas supply to space heaters
- **Water** – Mains supply
- **Telephone** – Ducts installed
- **Heating** – Suspended gas fired space heaters to production areas
- **Lighting** – Lighting trunking is provided to production areas
- **Toilets** – 2 toilets to larger units and 1 toilet to the smaller units

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### Money Laundering

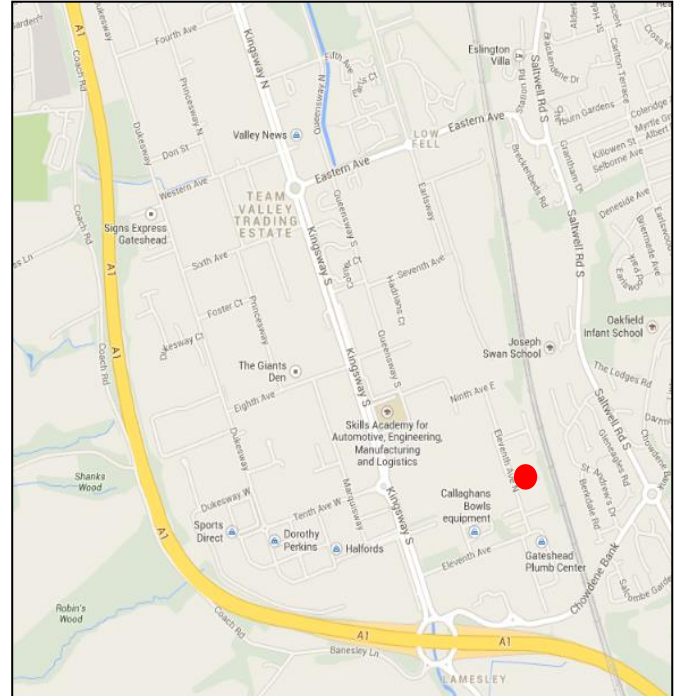
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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