



May 2016

To Let – Modern Trade Counter / Industrial Unit

Unit 309A & 309B Foster Court, Team Valley, Gateshead, NE11 0NH

- Prominent trade counter / industrial units
- Excellent location within Team Valley
- Established trading location boasting Dulux Decorator Centre, Edmundson Electrical and FSW
- Size: from 501.9 m² (5,403 sq ft) to 1,004 m² (10,815 sq ft)
- To let on a new IRI leases
- Rents: From £35,000 per annum

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Location

Team Valley Trading Estate is generally regarded as the premier estate in the region boasting over 700 business employing over 20,000 people.

It offers a wide range of amenities, including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north with Newcastle International Airport 12 miles to the north.

Situation

Foster Court is situated centrally on Team Valley with access from Dukesway, one of the main arterial routes running the length of Team Valley as well as Princessway South.

The Foster Court development boasts a range of trade related occupiers including Dulux Decorator Centre, Edmundson Electrical, FSW and Wearside Pneumatics.

Unit 309A is a prominently located end of terrace unit situated on the intersection of Foster Court and Queensway South. 309B is adjacent.

Description

Units 309A & B form part of a terrace of 3 portal steel frame units comprising brick/blockwork to dado height and insulated profile steel cladding to eaves.

Internally the units benefit from concrete floors throughout and a clear internal height of 5.4m. Vehicular access to the warehouse areas is by way of a sectional up and over door from the shared service area to the front.

Located to the front of each unit is a reception area and office accommodation. WC facilities are also located at ground floor level.

Unit 309A benefits from a mezzanine area above the ground floor office accommodation. It has a concrete floor and is therefore suitable for either additional storage or conversion to further office accommodation.

The first floor within Unit 309B is fully fitted out as office accommodation.

Services

The properties are provided with mains supplies including three phase electricity and gas.

Lighting to the warehouse areas is via high bay sodium lighting. Office accommodation is heated by way of electric panel radiators.

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal floor area's (GIA) recorded:

Unit 309A	m ²	Sq ft
Warehouse	411.7	4,432
Reception, office & WCs	45.1	485
Mezzanine storage	45.1	485
Total	501.9	5,402

Unit 309B	m ²	Sq ft
Warehouse	417.7	4,496
Reception, office & WCs	41.7	449
First floor office	43.2	465
Total	502.6	5,410

The units can be combined to provide 1,004m² (10,815 sq ft).

Important Notice

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Rateable Value

According to the Valuation Office Agency website (www.voa.gov.uk) the properties are assessed at the following Rateable Values (RV) with the approximate rates payable also shown.

	RV	Rates payable (16/17)
Unit 309A:	£24,250	£12,053
Unit 309B:	£25,250	£12,550

Energy Performance

The properties have the following Energy Performance Asset Ratings:

Unit 309A - E116

Unit 309B - E107

Further information is available on request.

Lease Terms

The units are offered to let on new internal repairing and insuring lease terms each at a rent of £35,000 per annum.

There is a maintenance charge which covers the cost of repairs to the external fabric of the building as well as landscaping and maintenance of shared roadways. The current charge for 2016/17 is £2,366 per property.

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

Particulars & Images: July 2016

Foster Court,
Team Valley, Gateshead, NE11 0NH



Foster Court



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