



To Let

Warehouse Facility

NE11 0EH

**Glazewell House,
Ninth Avenue, Team Valley
Gateshead**

- 11,449 sq. ft (1,064 sq. m)
- Prominent Position
- Great location close to A1

SUBJECT TO CONTRACT

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**HTA Real Estate
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Location

The property occupies a prominent position on Ninth Avenue East within Team Valley Trading Estate. Team Valley itself is the North East's premier commercial location with direct access to the A1(M), providing connections to all of the region's conurbations. At over 600 acres (250 hectares) Team Valley Trading Estate is estimated to have over 7,000,000 sq ft (650,000 sq m) of industrial, office and retail development.

Description

A detached manufacturing facility with ground floor offices to the front elevation together with car parking for approximately 12 cars plus a loading yard area.

Steel portal frame construction with minimum internal eaves height of 3.67m (6.18m at apex). The external elevations and roof are of insulated profile steel cladding.

There is one loading doors to the main warehouse accessed from the front yard area and one to the eastern elevation into the rear warehouse area. Each loading door is approximately 3.8m x 3.5m. The factory has LED lighting and is heated via gas fired hot air blowers.

There are ground floor offices to the front of the building with glazed frontage and there is a mezzanine storage area above.



Accommodation

	Sq ft	Sq m
Ground Floor Warehouse 1	6,339	589
Ground Floor Warehouse 2	2,699	251
Ground Floor Offices	1,171	109
First Floor Mezzanine	1,240	115
TOTAL	11,449	1064

Tenancy Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of **£62,250** per annum.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £61,500. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that all mains services are available in the building.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The building has an EPC rating of F126.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction.

Viewing

Via Agents HTA Real Estate

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Indicative site plan. Copy of Title Plan awaited

