



To Let

Earlsway, Team Valley, Gateshead NE11 0RQ

- Former HQ Warehouse/Office
- GIA 1,488.9 m² (16,025 ft²)
- Available due to relocation
- Prime location on Team Valley
- Dual access with 5 loading doors
- Rent £128,200 pa



Location

Team Valley is situated approximately 4 miles from Newcastle and Gateshead centres and is one of the UK's largest business parks. Home to over 700 businesses employing 20,000 employees in 6.5 million sq. ft. Team Valley has direct access to the A1 providing transport links to all the region's major cities.

The property is prominently located on Earlsway, one of the main thoroughfares through Team Valley in the northeast corner of the estate. Dual access is provided off Earlsway and First Avenue.

Description

The property is of steel frame construction with insulated profile steel clad walls and roof with translucent roof lights. Two storey offices are located to the front elevation clad with brick and composite cladding panels. The warehouse has a minimum eaves height of 5.65m and apex height of 7.8m. Loading is via two large electric insulated up and over doors to the front elevation and three smaller van loading doors to the side elevation.

Within the warehouse rooms have been built to provide a picking area, additional WCs, staff canteen, warehouse offices on ground and first floor.

Accommodation

	Sqm	Sq ft
Ground Floor Office	104.28	1,122
First Floor Office	104.28	1,122
Warehouse	1,224.03	13,175
Warehouse Office (First Floor)	56.25	605
Total GIA	1,488.84	16,025
Mezzanine (additional storage)	55.43	597

Services

We understand that the property is connected to mains supplies of water, three phase electricity, gas, and drainage to the main sewer.

Tenure

The premises are available by way of a new full repairing lease for a term of years to be agreed.

Rent

£128,200 per annum exclusive.

Business Rates

The premises are listed on the Valuation Office Agency website with RV from 1st April 2023 of £92,500.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is C(59). A copy of the EPC report is available on our website.

Anti-Money Laundering

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

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via sole agents HTA Real Estate

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IMPORTANT NOTICE

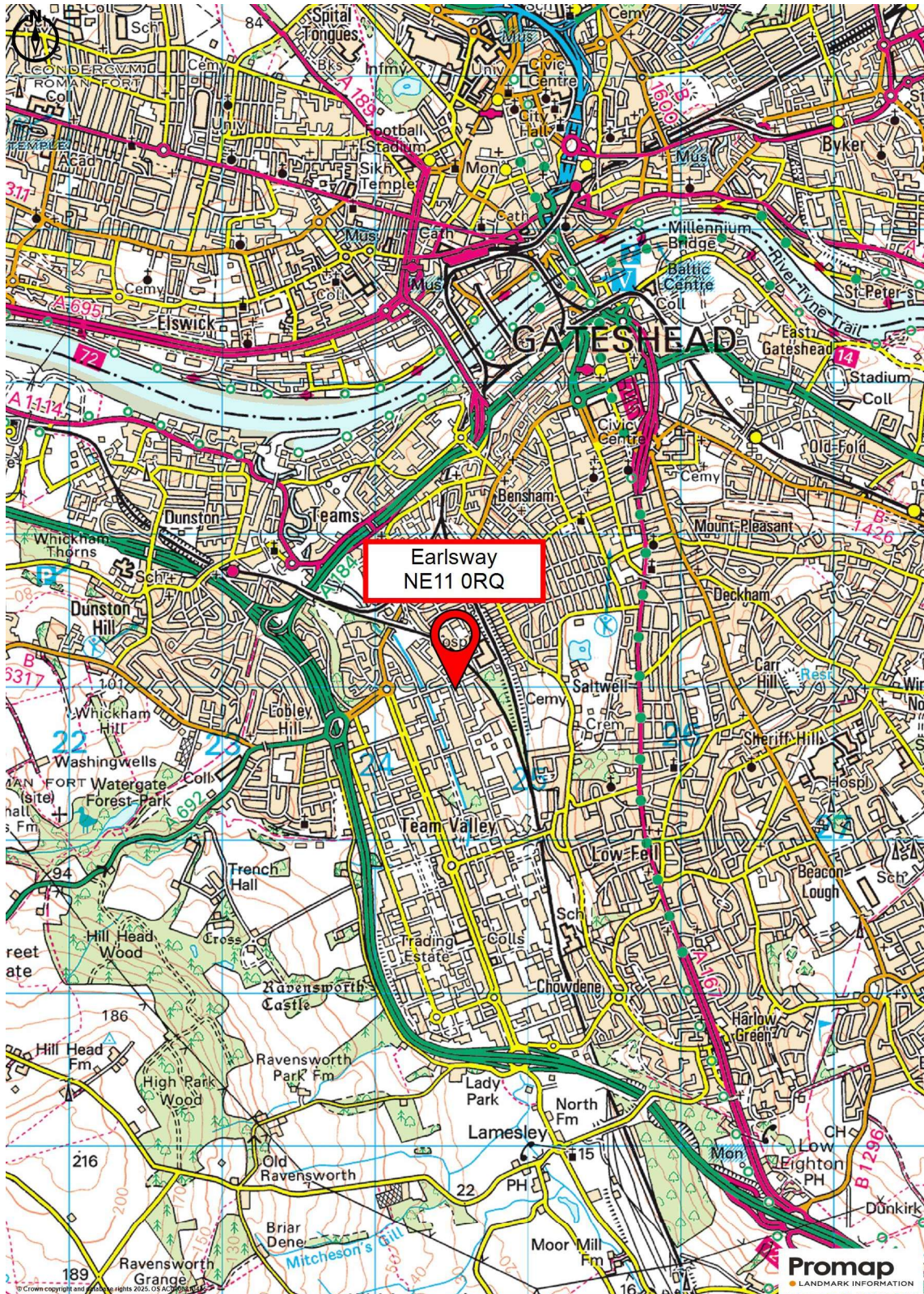
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