

INDUSTRIAL UNIT TO LET

# UNIT B AQUARIUS PARK

Kingsway, Team Valley, Gateshead NE11 0JH



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## KEY HIGHLIGHTS

- **Modern Industrial Unit**
- **1,665.2 sq m (17,924 sq ft)**
- **Warehouse unit with offices**
- **6m eaves rising to 9m at apex**
- **Secure yard**
- **Asking Rent of £142,496 per annum**

## LOCATION

The property is located on Kingsway North, within the popular and well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately two miles to the south of Newcastle city centre and provides direct access to the A1 Western Bypass providing connection to the regional road network. Kingsway is the estate's main thoroughfare. Nearby occupiers include DHL, HSS Hire, Trade Choice and Enterprise.

### Team Valley Trading Estate

Team Valley is the dominant estate for the whole North East region, two miles south of Newcastle city centre and one mile south of Gateshead town centre, the estate has excellent connectivity to the North East and the rest of the UK via road and rail.

The estate is home to over 700 businesses employing over 20,000 people from the skilled and manual and service trade to high end manufacturing and professional services, embracing world leading research and development.

## DESCRIPTION

The property comprises a modern built steel portal frame industrial unit. The external walls are of insulated profile metal cladding and brick construction, with the roof being pitched and surmounted with insulated profile metal cladding incorporating translucent panels.

Internally the warehouse benefits from concrete flooring and a clear internal eaves height of 6m at the haunch rising to a maximum eaves height of 9m at the apex. The unit benefits from two loading doors to rear.

The unit benefits from two storey office accommodation, finished to a good standard with a combination of partitioned and open plan office space, with reception area and W/Cs.

Externally, the unit features ample parking to the front and benefits from a secure yard to the rear with access via two loading doors to the rear of the unit, with vehicular access via a road from Kingsway thoroughfare.



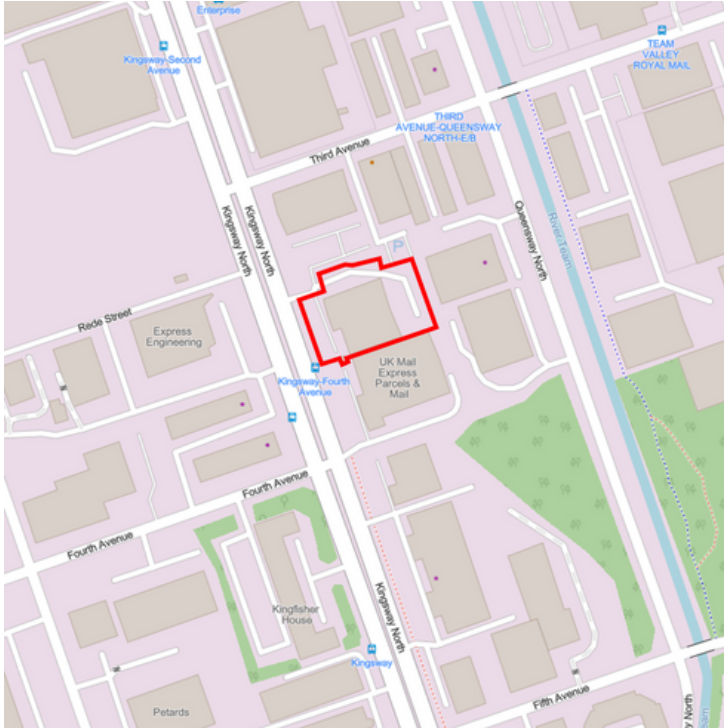


## ACCOMODATION

The property comprises the following approximate Gross Internal Areas;

<b>FLOOR AREA</b>	<b>SQ FT</b>	<b>SQ M</b>
Warehouse	15,235	1,415.36
Ground Floor Offices	1,365	126.82
First Floor Offices	1,324	123.04
<b>TOTAL</b>	<b>17,924</b>	<b>1,665.22</b>





\*Indicative only



## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICES

The unit benefits from 3 phase electricity, mains gas and water.

## RATEABLE VALUE

The property has a Rateable Value of £105,000 in the 2023 rating List.

## EPC

To be confirmed.

## RENT

£142,496 per annum exclusive of VAT, subject to the Landlord undertaking a full refurbishment.

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## VAT

All rents and prices quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

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