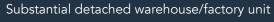
# TO LET Kingsway, Team Valley, Gateshead, NE11 0SU















## Description

The property is has undergone a significant refurbishment programme to provide a modern open plan warehouse providing an eaves height of 7.5m and a ridge height of 9m.

The property is of traditional steel portal frame construction with sheet profile cladding to the external and roof. The front elevation comprises a two storey brick built office block, complete with reception, canteen facilities and passenger lift to first floor.

Externally, the unit benefits from a secure rear yard with loading access. Private car parking is available to the front of the property while there are additional dedicated spaces available adjacent to the site.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ M	SQ FT
Warehouse	3,588	38,619
GF Office	361	3,887
FF Office	361	3,887
Total GIA	4,310	46,393



## Location

The premises are located just off Sixth Avenue which connects Dukesway and Kingsway, one of the main thoroughfares through Team Valley Trading Estate. Team Valley is the North East Premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead town centre. The estate benefits from direct access from two junctions off the A1 (M) motorway.



ROAD

Tyne Tunnel	10 miles
Newcastle Upon Tyne	4.5 miles
Sunderland	11.8 miles
Teesside	37.5 miles



AIR

Newcastle International Airport	11.7 miles
Teesside International Airport	33.5 miles



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Port of Tyne	9.8 miles
Teesport	43.8 miles





#### **Terms**

The unit is available by way of a new FRI lease for a term of years to be agreed.



#### Rateable Value

We understand the premises have a current Rateable Value of £297,500 (2023).



#### **VAT**

All figures quoted are exclusive of VAT where chargeable.



### Legal Costs

Each party to bear their own legal costs.



#### Rent

£266,750 per annum exclusive.



**EPC**The property has an EPC Rating of B29. A copy of the EPC is available on request.



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