

# TO LET

Kingsway, Team Valley, Gateshead, NE11 0SU



# KINGSWAY CENTRAL



Substantial detached warehouse/factory unit



7.5m eaves height



Secure yard to the rear with loading access



Well positioned on prime Team Valley thoroughfare



4,310 sq m (46,393 sq ft)



Undergone significant refurbishment

## 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
<b>Total GIA</b>	<b>4,310</b>	<b>46,393</b>



## 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

 SEA	
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.



### Rent

£266,750 per annum exclusive.



### Rateable Value

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



### EPC

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



### VAT

All figures quoted are exclusive of VAT where chargeable.



### Legal Costs

Each party to bear their own legal costs.



### Richard Scott

+44 (0) 191 323 3147

+44 (0) 7787 697 757

[richard.scott@savills.com](mailto:richard.scott@savills.com)

### Nick Bramwell

+44 (0) 191 323 3162

+44 (0) 7816 207 652

[nick.bramwell@savills.com](mailto:nick.bramwell@savills.com)



### James E F Pain

+44 (0) 191 229 9517

+44 (0) 7841 871 710

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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