

TO LET

Unit 309A, Foster Court, Team Valley,
Gateshead, NE11 0NH



Modern Trade Counter / Industrial Unit 503m² (5,416 sq ft)

- Recently refurbished unit
- Excellent location within Team Valley
- Established trading location boasting Dulux Decorator Centre & Edmundson Electrical
- Unit size (Gross Internal Area): 503.2 m² (5,416 sq ft)
- To let on a new IRI lease
- Rent: £47,400 per annum

LOCATION

Team Valley Trading Estate is generally regarded as the premier estate in the region boasting over 700 business employing over 20,000 people.

It offers a wide range of amenities, including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Foster Court is situated centrally on Team Valley with access from Dukesway, one of the main arterial routes running the length of Team Valley as well as Princesway South.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north with Newcastle International Airport 12 miles to the north.

Foster Court boasts a range of trade related occupiers including Dulux Decorator Centre and Edmundson Electrical.

DESCRIPTION

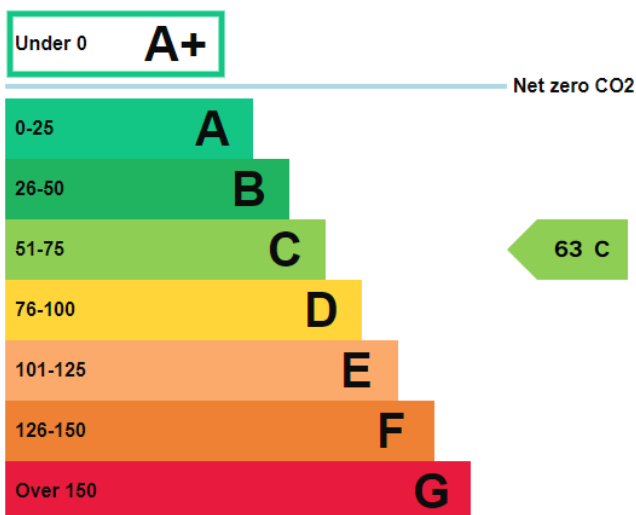
Unit 309A forms part of a terrace of 3 units and benefits from the following specification:

- Steel portal frame construction
- Blockwork to dado level
- Insulated steel cladding and roof
- 5.4m clear internal height
- 1 electrical sectional loading door
- Shared service area
- Reception, office and WC facilities
- Concrete mezzanine
- LED lighting
- 3 phase electricity and gas provision

For further details please contact:

ENERGY PERFORMANCE

The property currently has an Energy Performance Asset Rating of C63.



RATING

According to the Valuation Office Agency website (www.voa.gov.uk) Unit 309A has a Rateable Value (RV) of £29,000.

ACCOMMODATION

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th ED).

The recorded areas are presented as follows:

Description	m ²	sq ft
Warehouse	414.2	4,458
Reception, Office & WCs	43.7	471
First Floor Mezzanine	45.3	487
Total	503.2	5,416



MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

LEASE TERMS

The unit is offered to let on new internal repairing and insuring lease terms at a rent of £47,400 per annum.

REPAIRS

The Tenant is responsible for maintaining the interior of the unit, windows and doors.

The Landlord maintains the exterior of the terrace of units and shared estate areas. The maintenance charge in respect of Unit 309A is £4,603.

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.



VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

Images: March 2020
Particulars: October 2024

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