



To Let

17 Princes Park
Team Valley
Gateshead
NE11 0NF

Modern Manufacturing / Warehouse Unit
1,030.6 m² (11,093 sq ft)

- Modern scheme on well established estate
- Ease of access to A1 & Newcastle City Centre
- Attractive frontage providing sense of arrival
- High specification 2 storey office accommodation
- Staff amenities including WCs, kitchen & canteen
- New FRI lease available

Rent: £88,750 per annum

Your partners in property



Location

Team Valley Estate is generally regarded as the premier estate in the region boasting over 700 businesses 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.

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.



Adjacent to the A1 Western Bypass



Well served by public transport



12 miles to Newcastle International Airport

Situation

Unit 17 is situated on Fourth Avenue directly off Kingsway North which is the main dual carriageway running through the centre of Team Valley providing immediate access north and south to the A1.

Princes Park is a modern scheme on Team Valley and boasts occupiers including Krone Cranes, Karcher and Stannah Stairlifts.

Specification

Unit 17 is a semi-detached warehouse unit benefitting from the following specification:

- Steel portal frame construction
- Insulated steel sheet elevations and roof
- Attractive double-glazed frontage
- High spec two storey office accommodation
- Staff amenities including WCs & canteen
- Dedicated parking provision to front of property
- Electrically operated sectional loading door
- Substantial power supply

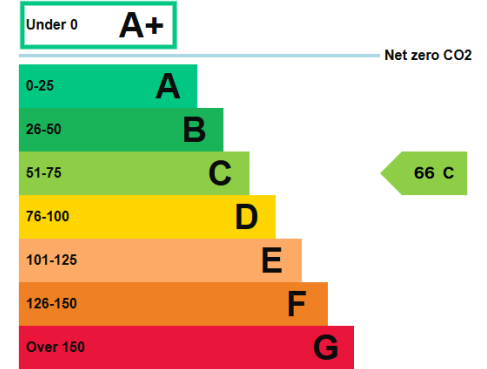
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse Total	506.6	5,453
Office & SA Total	524.0	5,640
Total	1,030.6	11,093

Energy Performance

Unit 17 has an energy performance asset rating of C66.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £65,500 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.



Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £88,750 per annum.

VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

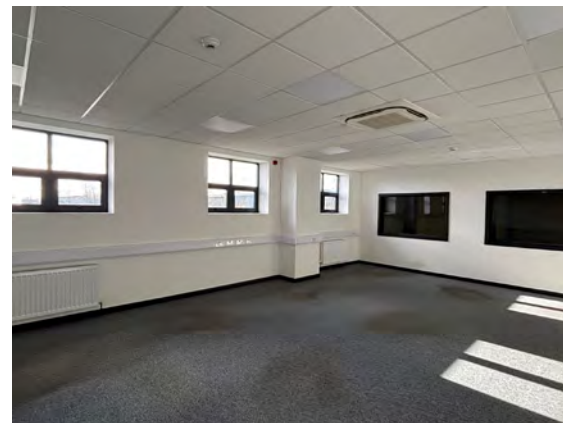
Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

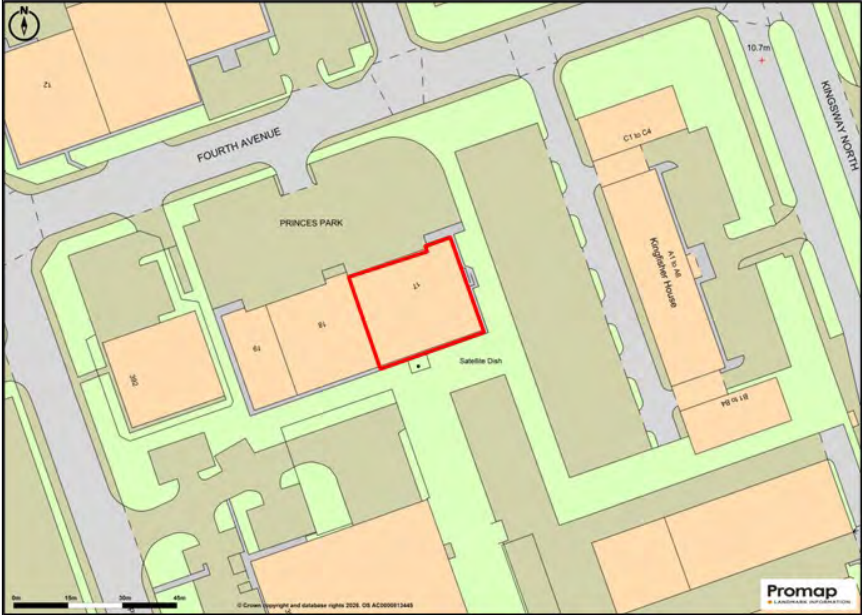
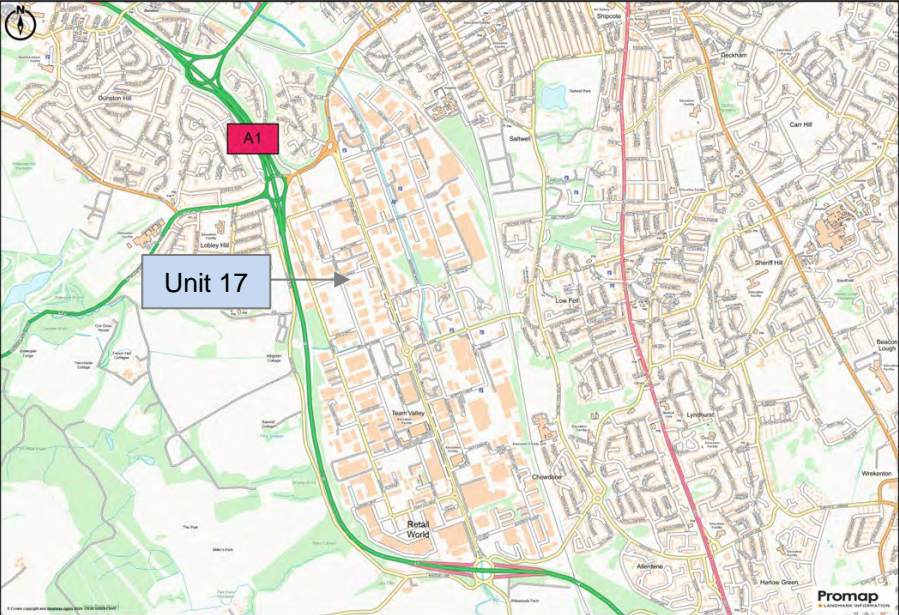
For further information please visit www.legislation.gov.uk.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

Mark Proudlock

Partner - Newcastle

Mobile: 07766 968891

Email: mark.proudlock@knightfrank.com

Jamie Parker

Graduate - Newcastle

Mobile: 07974 398194

Email: jamie.parker@knightfrank.com

www.knightfrank.co.uk / 0191 221 2211

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4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Particulars dated November 2025. Photos dated November 2025.

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