

# TO LET

Unit 1, Ninth Avenue, Team Valley,  
Gateshead, NE11 0EH



## Warehouse Pending Refurbishment 844.43 m<sup>2</sup> (9,089 sq ft)

- Modern warehouse undergoing refurbishment
- Located on the region's premier industrial estate
- Large parking provision
- 5.5m clear internal height
- Rent: £83,000 per annum exclusive

# Situation

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.

Please refer to the attached plans for further directions to the property.

# Description

Unit 1 is a semi-detached warehouse facility built in the 1990’s benefitting from the following specification:

- Steel portal frame construction
- Insulated steel profile cladding and roof
- Clear internal height of 5.5m
- LED lighting
- Manual sectional loading door (w: 3.5 m x h: 4.9m)
- Large canopy to loading door
- 3-phase electricity
- Shared service yard
- Two storey office accommodation
- Staff amenities including WCs & kitchen
- 22 dedicated car parking spaces

# Rating

The property has a rateable value of £49,500 effective April 2023.

For further details please contact:



**Knight  
Frank**

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# Energy Performance

The energy efficiency of the building is being upgraded during refurbishment and will be reassessed on completion.

# Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

	m2	Sq Ft
Warehouse Total	632.64	6,810
GF Offices	84.55	910
FF Offices	84.01	904
<b>Total</b>	<b>801.19</b>	<b>8,624</b>
Canopy	43.24	465

# Terms

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £83,000 per annum exclusive.

# Viewing

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

# VAT

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

**Subject to Contract**  
Brochure: July 2025





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