

# KINGSWAY POINT

TEAM VALLEY \ GATESHEAD \ NE11 0JY

RARE 2 ACRE FREEHOLD DEVELOPMENT OPPORTUNITY  
PLANNING CONSENT GRANTED

FOR SALE / TO LET

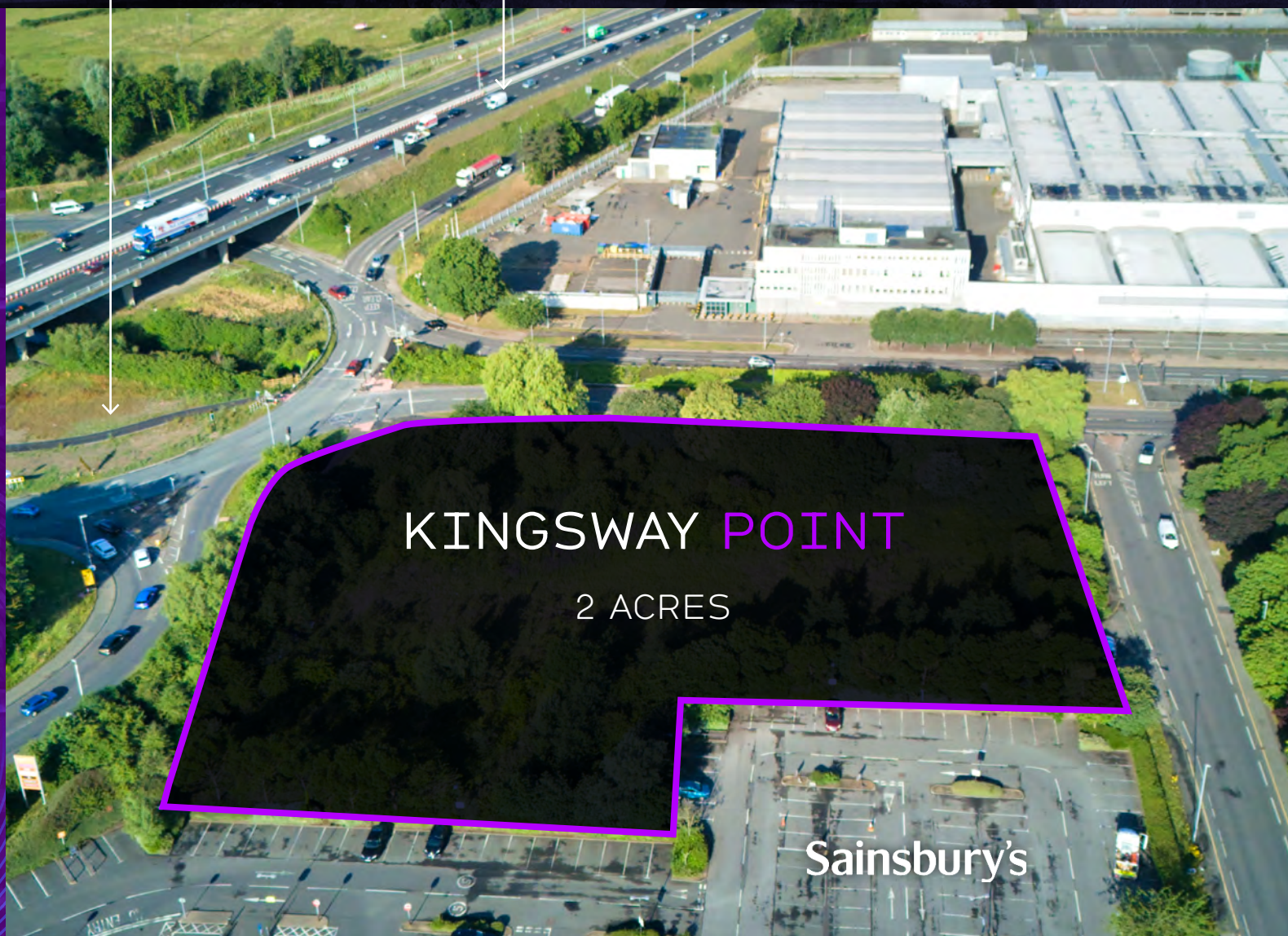


# OUTSTANDING PROMINENCE ON THE A1

A1 JUNCTION 67 / COAL HOUSE ROUNDABOUT

APPROX. 80,000 VEHICLES PASS DAILY

- Freehold / Design and Build options available
- Planning consent for 15,000 sq ft builders merchant and yard
- Suitable for alternative uses STP
- Highly visible from the A1 and surrounding roads
- Immediate access to Team Valley's retail and industrial core
- Retail World, Team Valley - one of the most visited UK retail parks - just 1 minute away



KINGSWAY POINT

2 ACRES

Sainsbury's



# FLEXIBLE DEVELOPMENT OPPORTUNITIES WITH PLANNING CONSENT IN PLACE

The site offers significant flexibility for a range of uses including **trade counter**, **self-storage**, **retail**, **B2/B8 STP**.

## Planning permission granted for:

Construction of a builders' merchant with associated yard, car parking and landscaping

(Planning Ref: DC/23/00349/FUL)





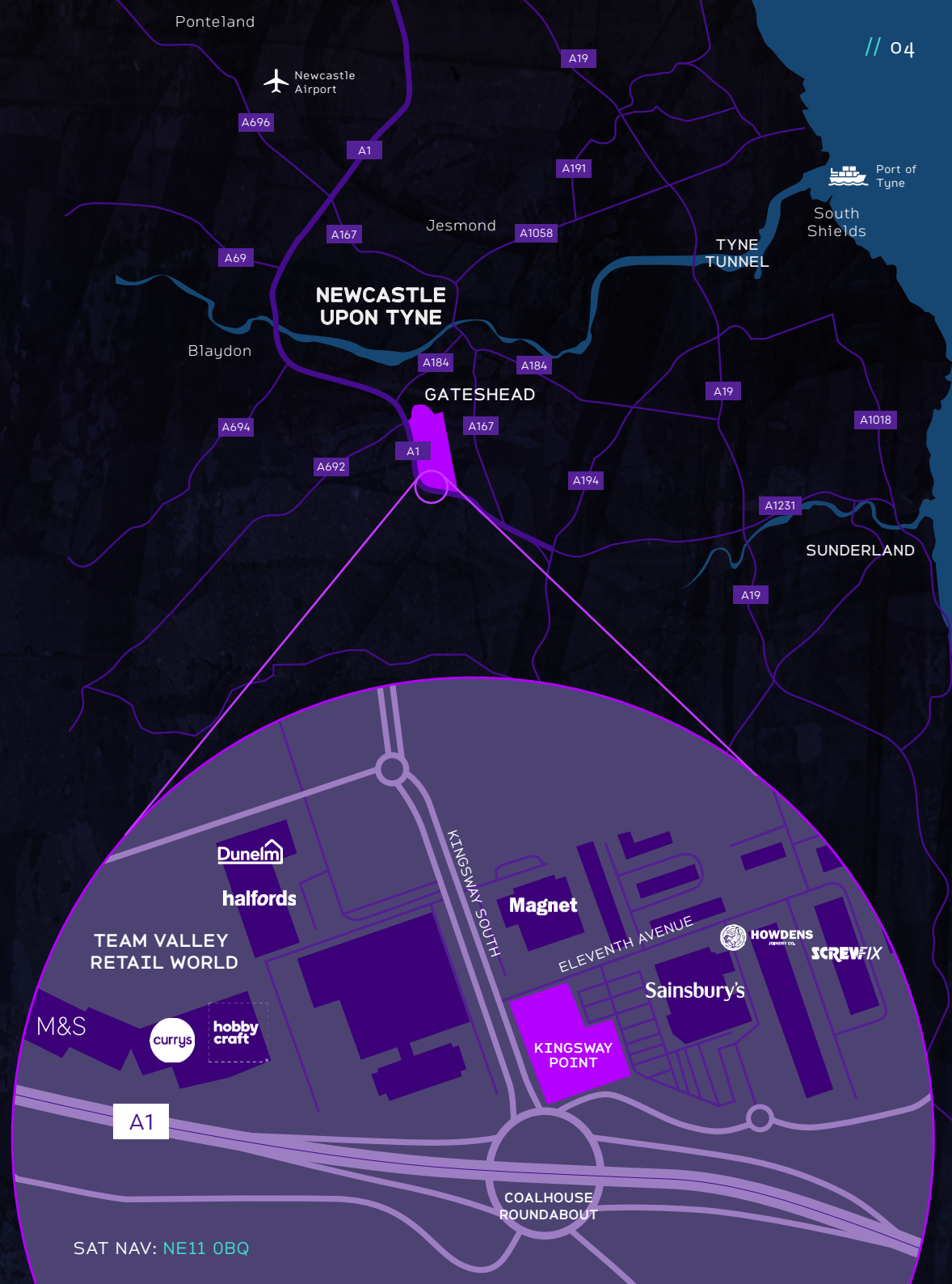
# A LANDMARK LOCATION IN THE NORTH EAST'S PREMIER BUSINESS ESTATE

SITUATED AT THE KINGSWAY SOUTH ACCESS TO TEAM VALLEY TRADING ESTATE FROM THE A1.

**KINGSWAY POINT** occupies a dominant position at the front of one of the important industrial areas in the North East. The site has frontage to Coal House roundabout which links the Team Valley estate with the A1, Gateshead, Newcastle and the north.

It also has two other frontages to Kingsway South and Eleventh Avenue. The access is from Eleventh Avenue immediately next to the Sainsbury's superstore.

Destination	Distance	Drive Time
A1 Junction 67	<1 mile	~2 mins
Team Valley Retail World	0.5 mile	~2 mins
Gateshead (Team Valley centre)	4 miles	~10 mins
Newcastle upon Tyne (City Centre)	10 miles	~20 mins
A1 southbound	2 miles	~5 mins
A1 northbound	<1 mile	~2 mins
Newcastle International Airport	12 miles	~20 mins
Wearside / Sunderland	20 miles	~30 mins



SAT NAV: NE11 0BQ



On the instructions of



info@urbanassociates.co.uk

CONTACT



**Mark Proudlock**

MSc PhD MRICS

Partner, Knight Frank

D: +44 191 594 5019

M: +44 7766 968 891

E: mark.proudlock@knightfrank.com

Knight Frank, 124 Quayside, Newcastle upon Tyne, NE1 3BD, United Kingdom

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 08/25