

TO LET

Unit 11C, Station Approach, Team Valley
Trading Estate, Gateshead, NE11 0ZF



Workshop / Warehouse Premises 931m² (10,021 sq ft)

- Central location within the popular Team Valley Trading Estate
- Two storey office and WC accommodation
- Floor Area: 931m² (10,021 sq ft) incorporating office/WCs of 662.8m² (7,134 sq ft)
- New Lease
- Rent: £49,950 per annum

Situation

The Team Valley Trading Estate is regarded as the premier estate within the region. It is bounded on the west side by the A1 giving excellent access throughout the region.

The premises are located within a large complex which lies off Station Approach on the eastern side of the Team Valley Trading Estate. Please refer to the attached Ordnance Survey plans for further directions.

Description

Unit 11C is a mid-terraced industrial facility and comprises the following specification:

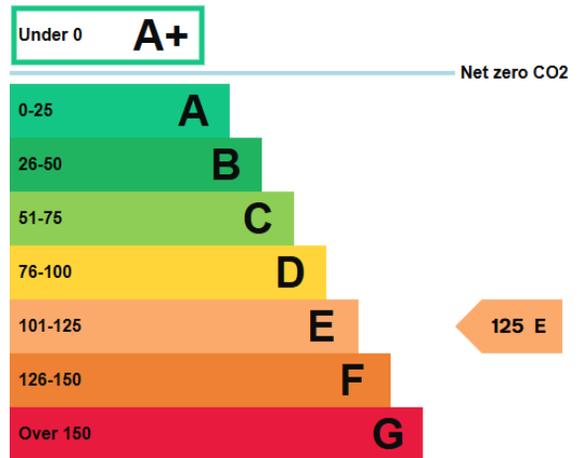
- Steel portal frame construction
- Insulated profile cladding and roof
- Clear internal height: 5.2m
- Ground and first floor office accommodation
- Concrete floor to warehouse and partial ground floor office space
- Male, female and disabled WC facilities provided
- Ground and first floor canteen facilities provided
- Mezzanine storage
- Electrically operated roller shutter door (W: 3.6m x H: 4.5m)
- 3-phase electricity
- Car parking to the front of the property

VAT

The rent is quoted exclusive of Valued Added Tax (VAT) which will be charged on all figures.

Energy Performance

The property has an Energy Performance Asset Ratings of E125.



Rating

According to the Valuation Office Agency website the property has a Rateable Value of £44,000 (effective April 2023).

Accommodation

Description	m ²	Sq.ft
Warehouse Total	207.55	2,234
GF Office & SA	333.96	3,595
FF Office & SA	328.82	3,539
Mezzanine	60.63	653
Total	930.96	10,021

Terms

The unit is offered to let on a new internal repairing and insuring lease at a rent of £49,950 per annum exclusive of rates. The tenant is responsible for internal repairs and maintenance (including all doors and windows whether internal or external) and the Landlord carries out external repairs and maintenance and building insurance.

For further details please contact:



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Subject to Contract

Particulars – October 2025
Image - October 2025

Viewing

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

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