

TRADE / DISTRIBUTION / INDUSTRIAL

KINGSWAY INTERCHANGE
TEAM VALLEY, NE11 0JY

UK

UK LAND ESTATES



UNITS TO LET

FROM 279.8 SQM (3,012 SQFT) UP TO 2012 SQM (21,658 SQFT)



TEAM VALLEY'S
COMMERCIAL HUB



KINGSWAY INTERCHANGE

The Kingsway Interchange is a development of 23 industrial, warehouse and trade units comprising approximately 180,000 sq ft (16,700 sq m) in a prominent location adjacent to a Sainsbury’s supermarket in the south east corner of Team Valley Estate.

The properties are of steel frame construction with insulated profile steel clad walls and roof with intermittent roof lights. The units have eaves heights from 6m with dedicated concrete loading areas and parking.

AN UNBEATABLE BUSINESS LOCATION

Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres and is one of the UK’s largest business parks and home to over 700 businesses employing 20,000 employees in 6.5 million sq. ft. The business park is situated in a prime location with direct access to the A1 providing transport links to all of the region’s major conurbations.

It is the premier mixed use business location in the region and is home to a wide variety of businesses including Sainsburys supermarket, two petrol filling stations, a retail park, two hotels, convenience shops

and a substantial office park, as well as the extensive industrial warehousing properties ranging from small starter units to major industrial plants.

Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

AVAILABILITY

Unit	Area sq m (sq ft)	Rent (PA)
3	790.8 (8,512)	£76,650
4	786.3 (8,464)	£76,175

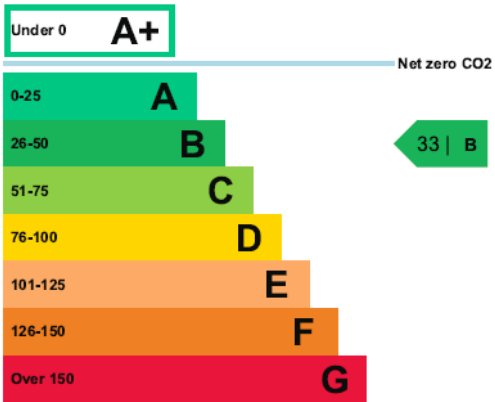
TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at the rents quoted above.

There is a service charge payable to cover costs of maintaining common areas.

ENERGY PERFORMANCE

Units 3 & 4 currently have a combined Energy Performance Asset Rating of B33.



SERVICES

All main services are available.

RATING ASSESSMENT

Effective 1st April 2026, Unit 3 has a Rateable Value of £62,500 and Unit 4 a Rateable Value of £58,500.

VAT

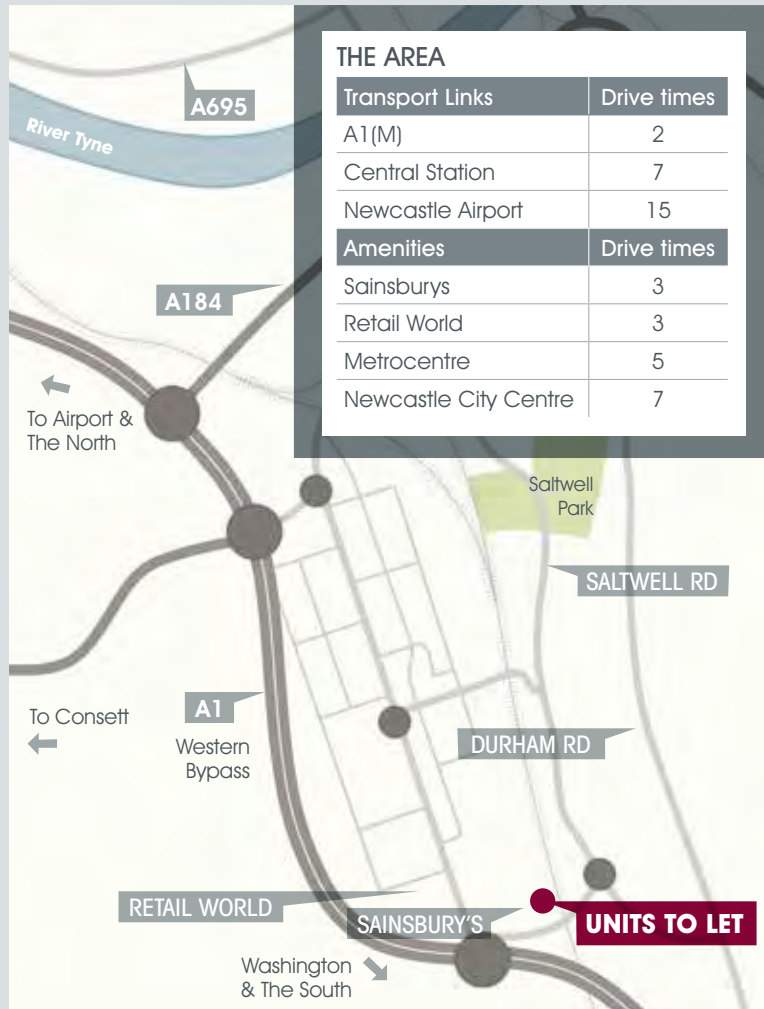
All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Both parties will be responsible for their own legal costs incurred in any transaction.

WAREHOUSE / INDUSTRIAL / TRADE UNITS

KINGSWAY INTERCHANGE TEAM VALLEY, NE11 0JY



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ALL ENQUIRIES

