



To Let (Under Construction)

170 Queensway
Team Valley
Gateshead
NE11 0NX

New Manufacturing / Warehouse Unit

1,691.3 m² (18,205 sq ft)

- Available October 2026
- Prominently located on North East's premier estate
- Ease of access to A1 & Newcastle City Centre
- Attractive frontage providing sense of arrival
- High specification office accommodation
- New FRI lease available

Rent: £190,000 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 I70 is situated on Queensway North, to the Northern Maingate end of Team Valley. Access to the A1 is within less than 1 mile via the Lobley Hill Interchange.

This new unit is close to some of the main amenities on Team Valley situated at Maingate including food and retail outlets, leisure and exercise facilities and a hotel.

Specification

Unit I70 is a detached unit on a secure site and under construction to the same high levels of specification as other recent developments by UK Land Estates.

- Steel portal frame construction
- High performance insulated elevations & roof
- Attractive double-glazed frontage
- High spec office accommodation
- Staff amenities including WCs & kitchen
- Dedicated parking provision to front of property
- Electrically operated sectional loading doors
- Dedicated service yard

Energy Performance

Modern construction materials and methods are being used to ensure the building delivers optimum energy efficiency (Grade A EPC).

The unit will also benefit from roof mounted photovoltaic panels generating electricity for the sole use of the occupier.

Business Rates

The Rateable Value of the property will be assessed on completion of construction.

Floor Areas

Based on construction drawings it is anticipated the building will deliver the following floor areas.

The property will be measured in accordance with the RICS Code of Measuring Practice (6th Ed) on completion.

Area	M ²	Sq Ft
Warehouse	1,384.7	14,905
GF office & amenities	153.3	1,650
FF Mezzanine	153.3	1,650
Total	1,691.3	18,205

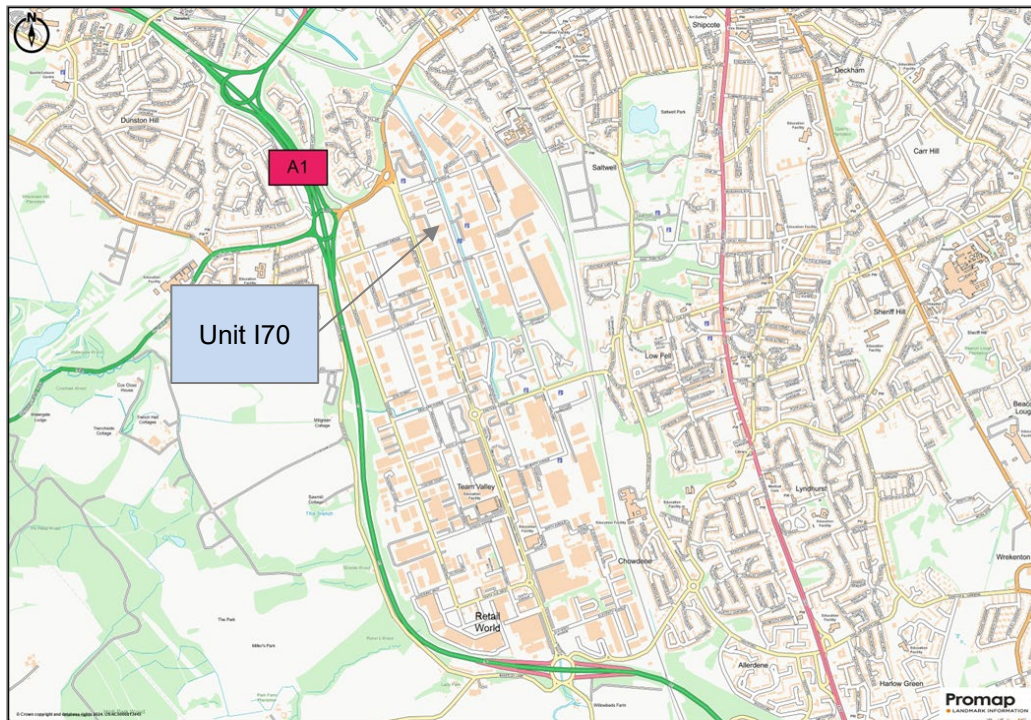
Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £190,000 per annum.

VAT & Stamp Duty Land Tax (SDLT)

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

Location



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.

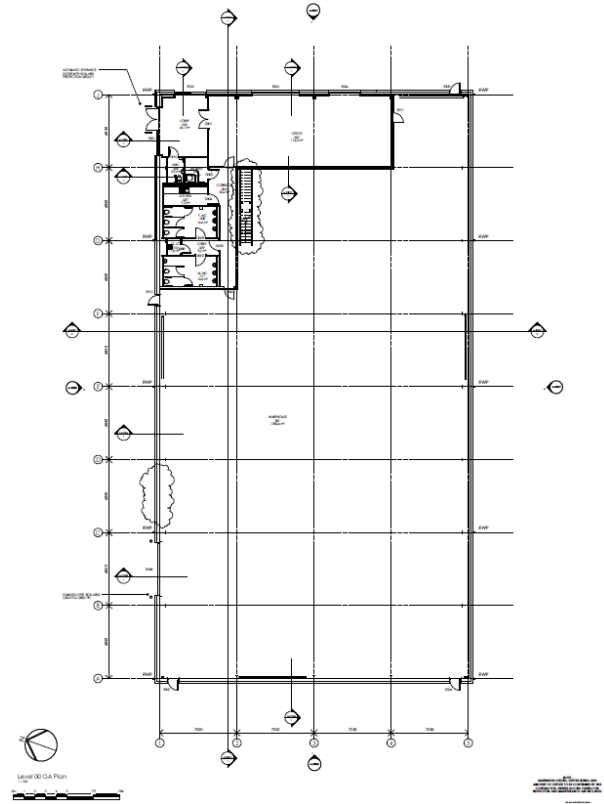
Viewing

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

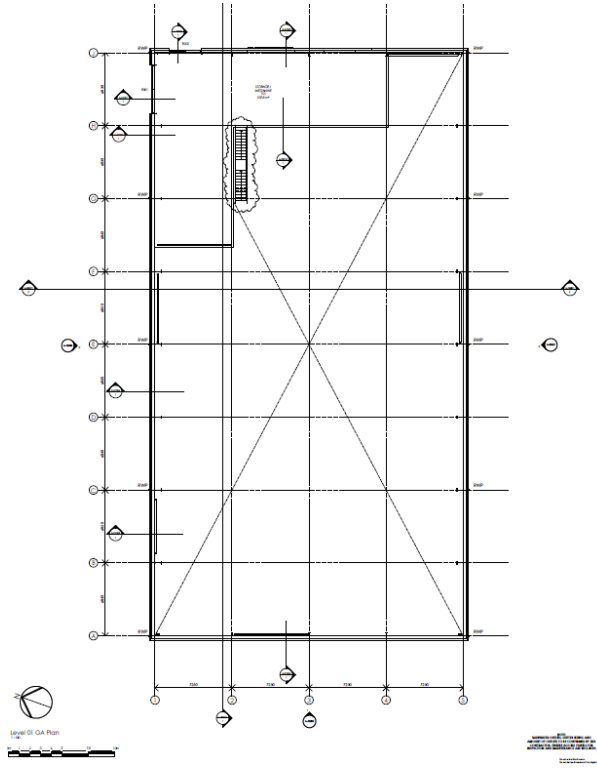
Site Plan



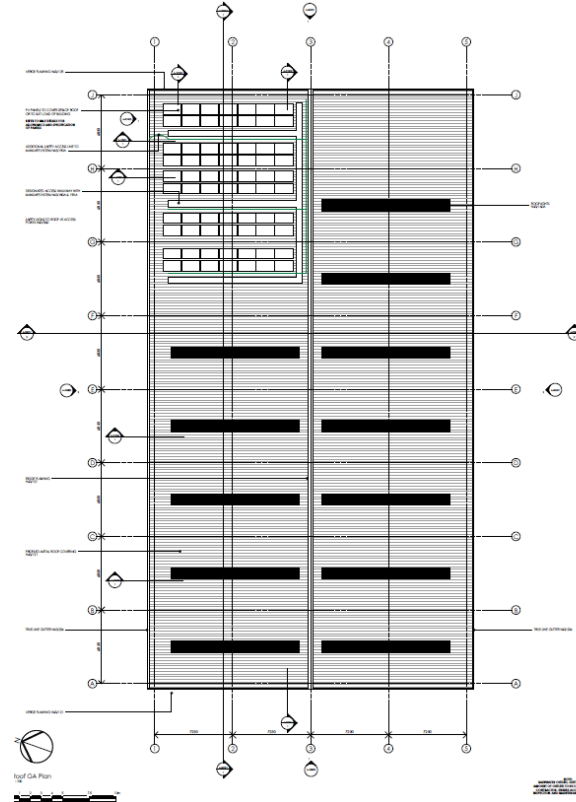
Ground Floor Plan



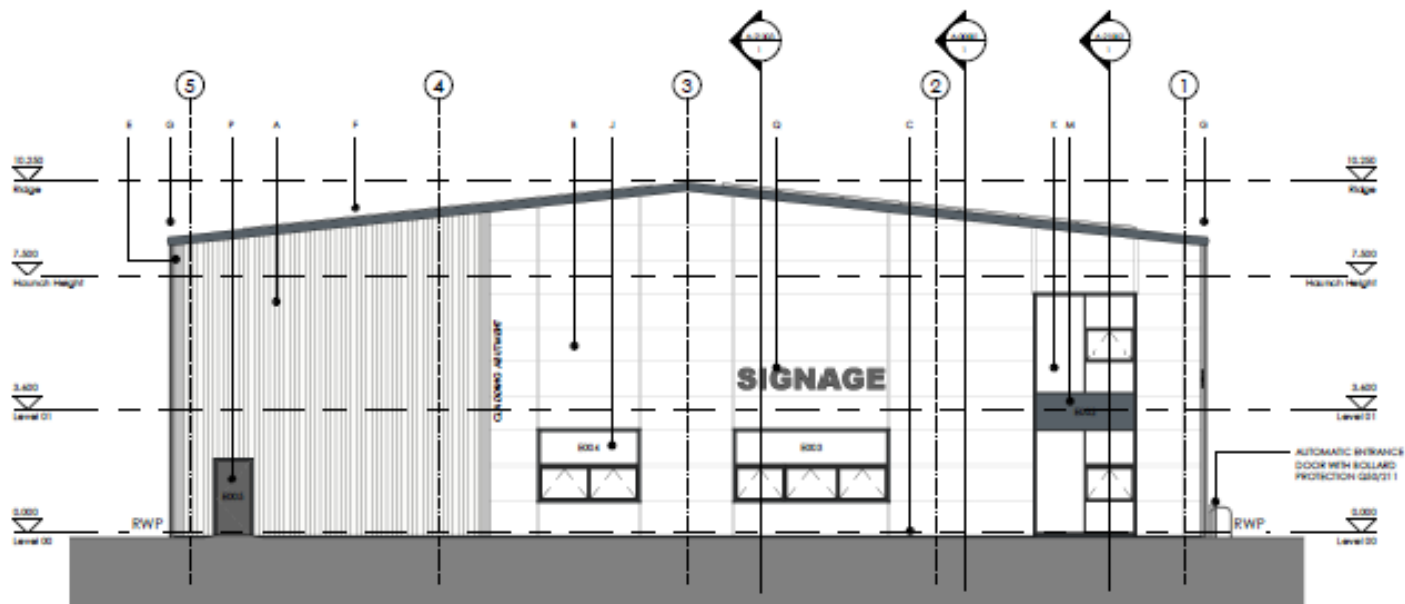
First Floor Plan



Roof Plan



Elevations



GA East Elevation - RRS RATED CLADDING (REFER TO A-42 SPEC FOR DETAILS)
1 : 100

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Contact

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

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Particulars dated March 2026.

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