



To Let (May Sell)

401 Princesway
Team Valley
Gateshead
NE11 0TU

Modern Manufacturing Unit

4,299.1 m² (46,275 sq ft)

- Detached facility on secure site
- Located on region's premier business park
- Excellent access to A1 & Newcastle city centre
- High specification office accommodation
- Secure concrete yard
- Substantial power supply
- New FRI lease available

Rent: £310,000 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

The property is situated on the junction of Princesway Central and Sixth Avenue, the latter providing direct access to Kingsway, the main arterial dual carriageway running the length of Team Valley and providing access at both ends to the A1.

The property boasts a number of well-established surrounding occupiers including Mercado, DHL, Valeo, Express Engineering, and Yodel.

Specification

401 Princesway is a detached warehouse unit benefitting from the following specification:

- Insulated steel sheet elevations and roof
- Modern warehouse extension
- Clear Internal Height of 5.25 m
- Secure concrete yard
- Electrical loading doors (w: 4.6m x h: 5.2m)
- Substantial power supply
- High spec two storey office accommodation
- Staff amenities including WCs & canteen
- Dedicated staff & customer parking

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £257,500 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

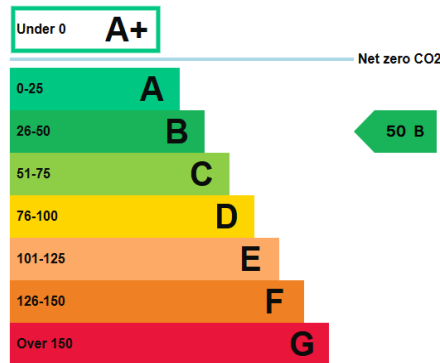
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis:

Area	M ²	Sq Ft
Warehouse	3,689.2	39,710
Office & Amenities	609.9	6,565
Total	4,299.1	46,275

Energy Performance

Unit 401 has an energy performance asset rating of B50.



Tenure

The property is held long leasehold for a term of 125 years from 9th August 1991 at a peppercorn rent.

Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £310,000 per annum. Alternatively, our client may consider selling their Long Leasehold interest in the property.

VAT & Stamp Duty Land Tax (SDLT)

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



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.

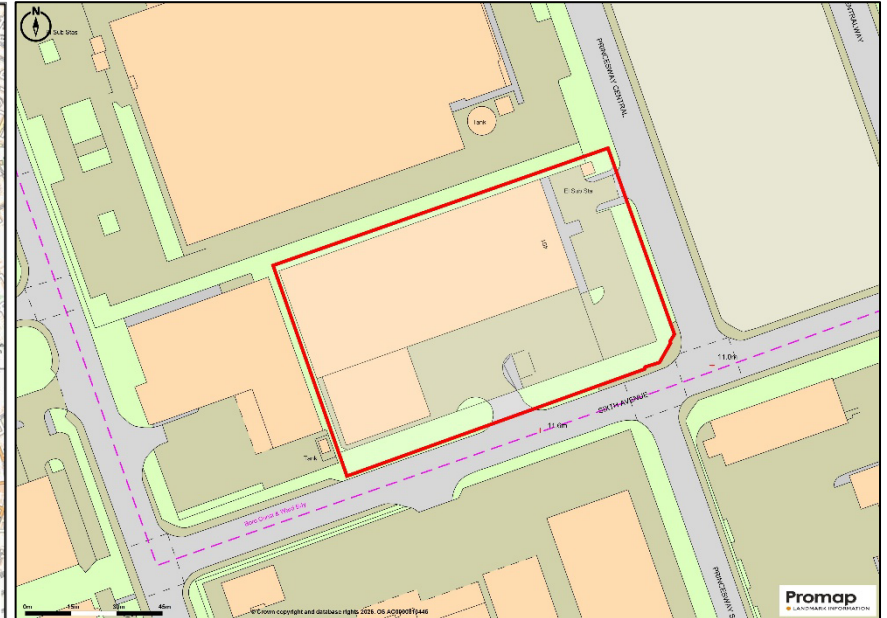
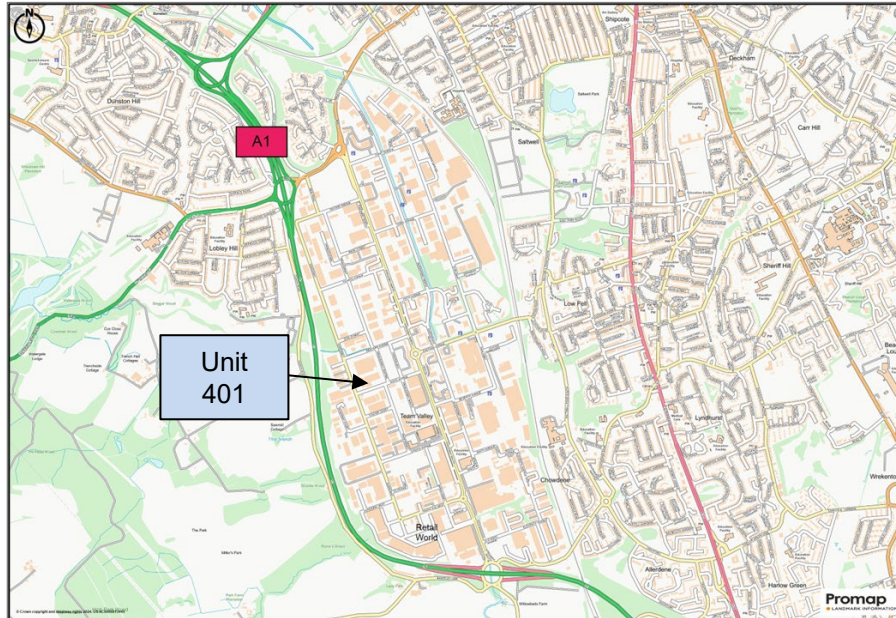
Viewing

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





Location



Contact

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

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4. VAT: The VAT position relating to the property may change without notice.

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Particulars dated July 2026. Photos dated July 2026.

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