



**CUSHMAN &  
WAKEFIELD**

**TO LET**

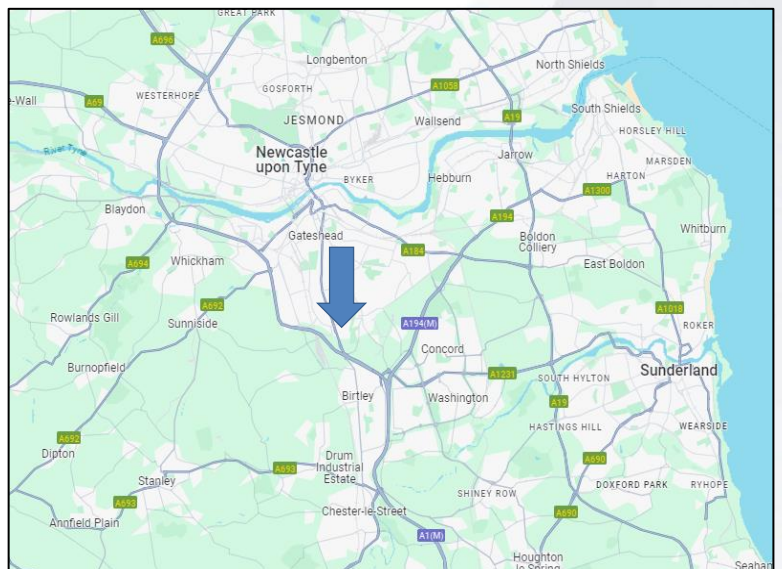
**Industrial Units**

**Units 3 & 4, Eleventh Ave, Gateshead, NE11 0JY**



## KEY HIGHLIGHTS

- Flexible lease terms available
- 17,010 sq. ft warehouse and office accommodation over two units
- Security Shutters
- Dedicated Parking
- Part of popular Team Valley Industrial Estate



For more information please contact:

**TOM COOLEY**

Cushman & Wakefield

Mobile: +44 (0)7385 949988

Email: [Tom.cooley@cushwake.com](mailto:Tom.cooley@cushwake.com)

**DAVE ROBINSON**

Cushman & Wakefield

Mobile: +44 (0)7784 156 664

Email: [David.Robinson@cushwake.com](mailto:David.Robinson@cushwake.com)

# TO LET

## Industrial Units

### Units 3 & 4, Eleventh Ave, Gateshead, NE11 0JY

#### LOCATION

Situated within the well-established Team Valley Industrial Estate one of the premier estates in the Northeast and with immediate access to the A1.

Located approximately 6.9 miles south from Newcastle City Centre and 10.3 miles south from Newcastle airport. Some major occupiers in the immediate vicinity include Sainsburys, Screwfix.

TRANSPORT	DISTANCE	DRIVE TIME
A1	0.5 miles	1 min
Newcastle City Centre	6.8 miles	17 min
Newcastle International Airport	10.3 miles	16 mins
Newcastle Harbour	12.5 miles	23 mins
Leeds	93 miles	1.45 hours

Source: Google Maps

#### TERMS

The property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

#### RATEABLE VALUE

The current rateable value for the property is £100,967 within the 2024 rating list.

#### EPC

Available on request.

#### VAT

All prices and outgoings are exclusive of but may be liable for VAT.

#### LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.



#### DESCRIPTION

The property comprises of steel portal frame unit part brick/blockwork and insulated steel cladding to eaves. The roofs have an insulated steel sheet covering incorporating rooflights.

Vehicular access is from sectional up and over doors located to the front of the units. The units benefit from office accommodation and WC facilities. Dedicated staff / customer parking is located to the front of the units. The unit has an eaves height of 7.5m.

#### BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Workshop	1,314	14,139
Offices	266	2,871
<b>TOTAL</b>	<b>1,580</b>	<b>17,010</b>

For more information please contact:

**TOM COOLEY**

Cushman & Wakefield

Mobile: +44 (0)7385 949988

Email: Tom.cooley@cushwake.com

**DAVE ROBINSON**

Cushman & Wakefield

Mobile: +44 (0)7784 156 664

Email: David.Robinson@cushwake.com

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. May 2019.