

# TO LET

(MAY SELL)

## HYBRID INDUSTRIAL UNIT

1-2 Meadow Court, Dukesway,  
Team Valley, Gateshead, NE11 0PZ

- Rare modern detached industrial/office hybrid unit
- Total floor area of 712.8m<sup>2</sup> (7,672ft<sup>2</sup>)
- Prime location in the Team Valley Trading Estate
- Very close access point to the A1(M)
- High specification accommodation
- On site car parking facilities

**Rent of £72,500 per annum**

**Our Client May be Willing to Sell Their Long  
Leasehold Interest**

**BradleyHall**



## LOCATION

The subject property has a prime location, with prominent frontage to Dukesway, within Team Valley Trading Estate. Dukesway is a main estate road through the Team Valley Trading Estate, running parallel to the A1(M) which can be accessed in a short distance from the property. It also links with Kingsway via Second Avenue. The A1(M) is 0.4 miles away and the B1426 which links with Gateshead town centre is 0.3 miles away.

This is one of the north east's most principal commercial estates, with strategic location, home to over 700 businesses.

There are excellent amenities within the estate including, a Sainsbury's and the Retail World, where occupiers include M&S, Boots, TK Maxx, McDonalds and many more.

There is further retail, a gym and the Premier Inn hotel at Maingate.

## DESCRIPTION

The property comprises a modern, detached hybrid industrial/office building which provides an excellent HQ opportunity. With grand glass fronted central reception, good quality office and warehouse space and car park/yard to either side of the building.

The accommodation is arranged over two floors with offices and ancillary areas completed to a high specification inducing suspended tiled ceilings, LED lighting, air conditioning and double glazing.

There is a warehouse/workshop with mezzanine within one side of the building which has a roller shutter vehicle access door leading out into a yard.

There are approximately 21 car parking spaces on site.

## ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

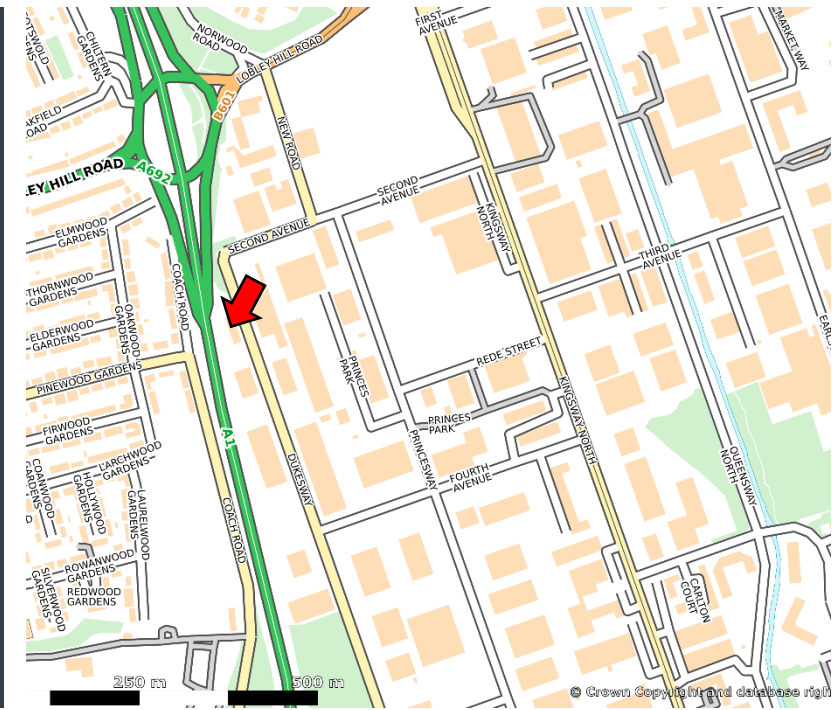
Ground floor	418.2m <sup>2</sup>	4,501ft <sup>2</sup>
Mezzanine	56.4m <sup>2</sup>	607ft <sup>2</sup>
First floor	238.2m <sup>2</sup>	2,564ft <sup>2</sup>
<b>Total</b>	<b>712.8m<sup>2</sup></b>	<b>7,672ft<sup>2</sup></b>



Car parking on site  
0.2 miles from Kingsway  
0.7 miles from A1(M)  
1.2 miles from A184  
2.5 miles from Dunston Train Station  
0.2 miles from bus routes



2.5 miles from Metrocentre  
1.8 miles from Gateshead  
1.5 miles from Retail World



## EPC RATING

Awaiting EPC Rating

## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £52,000 and the estimated rates payable for the current year is £25,948. This is based on the standard uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 614702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## TERMS

The property is available by way of a new lease with terms to be agreed at £72,500 (Seventy Two Thousand Five Hundred Pounds) per annum.

Our client may sell their long leasehold interest.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

# CONTACT US

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