

to let



The industrial property specialists

UNIT B AQUARIUS HOUSE KINGSWAY NORTH TEAM VALLEY TRADING ESTATE NE11 0JH



- MODERN DETACHED WAREHOUSE / DISTRIBUTION UNIT WITH YARD AND PARKING
- TOTAL GIA: 1,665.20 M² (17,924 SQ FT)
- ESTABLISHED LOCATION WITH EXCELLENT ACCESS TO A1(M) NETWORK AND LOCAL SERVICES / AMENITIES
- RENT: £142,496 PA EXC

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The subject property is located at Aquarius House, Kingsway South, Team Valley, Gateshead.

Kingsway South is the main road which runs through Team Valley, offering high visibility from passing traffic.

The estate lies approximately two miles to the south of Newcastle city centre and provides direct access to the A1 Western Bypass providing connection to the regional road network.

It is the main mixed use business location in the region totalling around 280 hectares (700 acres) and is home to a wide variety of businesses, on local national and international basis.

Local transport and amenities are located close by.

Exact location shown on the attached plan.

DESCRIPTION

The property provides a modern detached warehouse with integral two storey offices and secure rear yard.

Constructed of steel portal frame design with brick infill and insulated cladding to all elevations and roof over incorporating sky lights.

Internally the warehouse benefits from concrete flooring, LED lighting and a clear internal eaves height of 6m (Apex 9m). The unit benefits from two automatic loading doors, which provide access movement to the rear compound / yard.

The unit benefits from two storey office accommodation to the front, finished to a good standard with a combination of partitioned and open plan office space, with reception area and W/C's.

Externally, the unit features ample parking to the front and benefits from a secure concrete yard to the rear.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Warehouse	1,415.36 m ²
Ground floor offices	126.82 m ²
First floor offices	123.04 m ²

**TOTAL GIA: 1,665.22 M²
(17,924 SQ FT)**

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the Local Rating Authority that the premises have been assessed at:

RV £105,000

(It is recommended that all interested parties contact the Local Authority to confirm RV figures.)

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rental in the region of £142,496 pa.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

D-78

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Or joint agents

Savills

Richard Scott

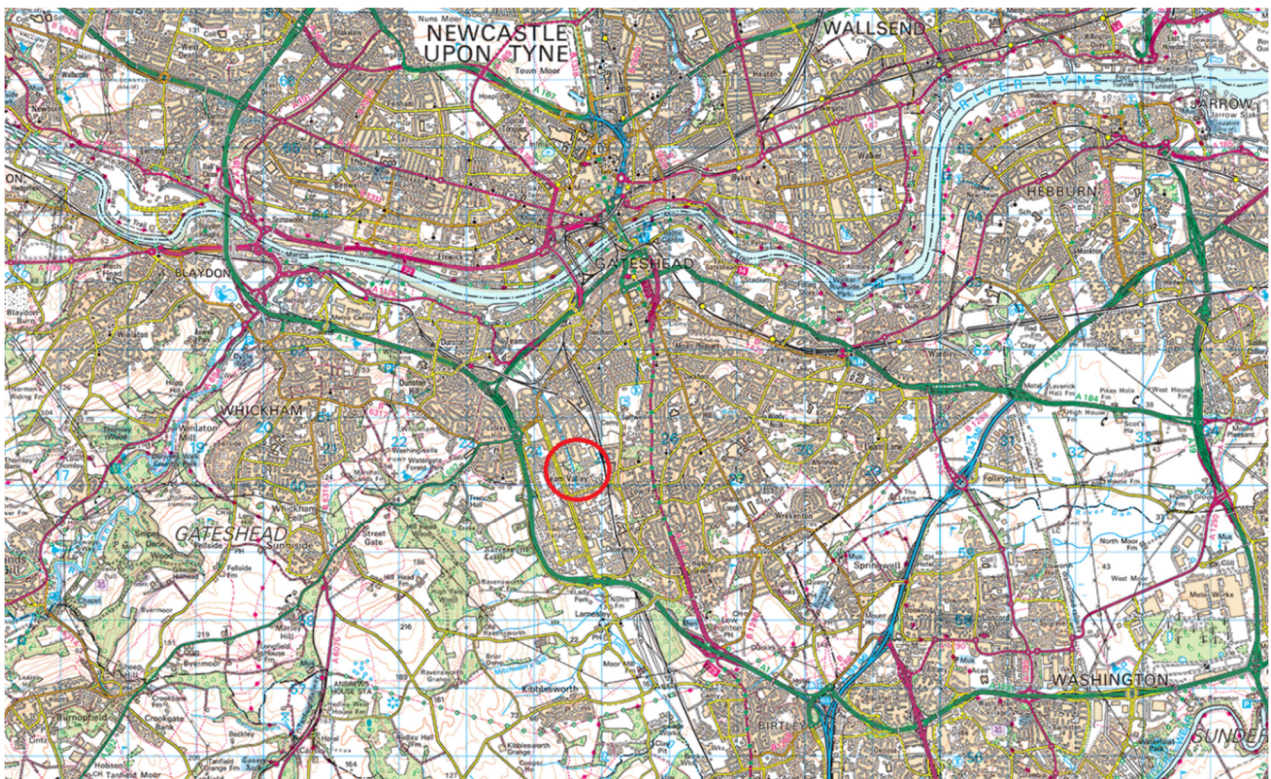
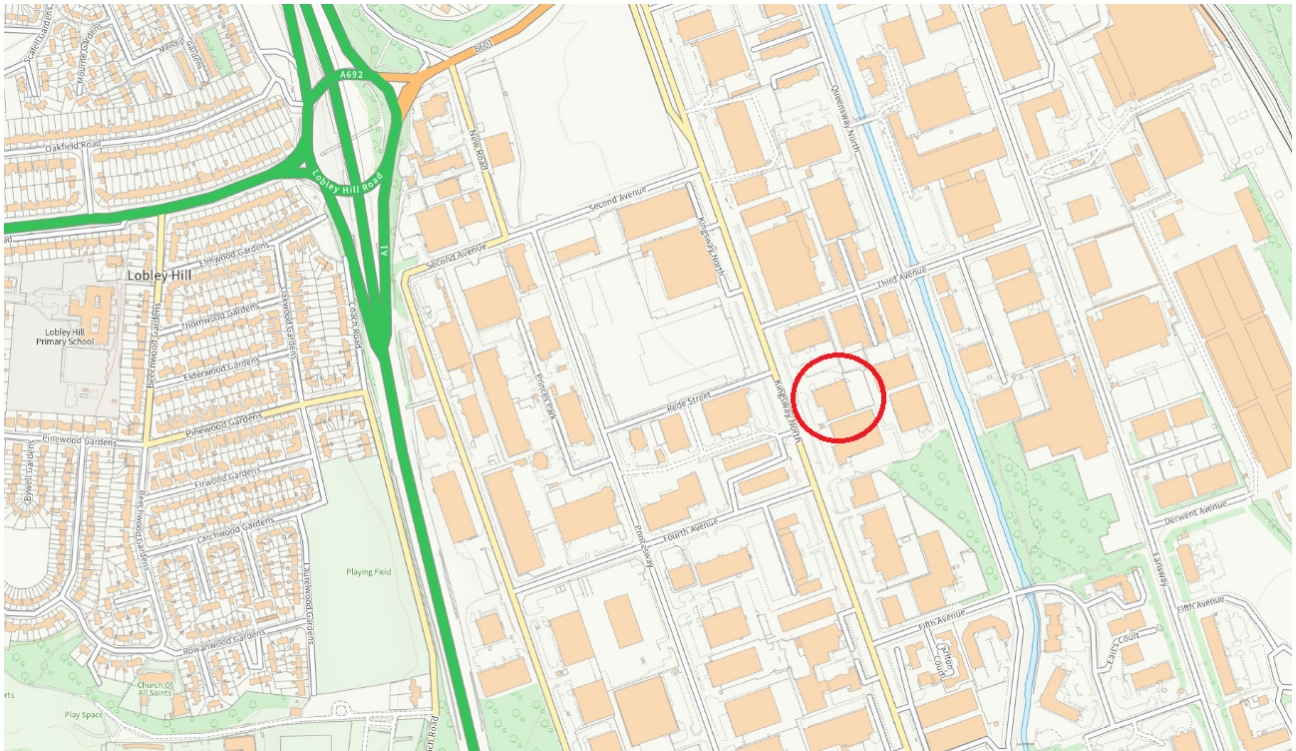
Tel: 07787 697757

Email :

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April 2024





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