

to let

**UNIT X234
FIRST AVENUE
TEAM VALLEY TRADING ESTATE
GATESHEAD
NE11 0NU**



- **SELF CONTAINED WHOLESALE WAREHOUSE WITH INTEGRAL OFFICES AND SECURE YARD.**
- **GIA: 4,111.98 M² (44,261 SQ FT) – INCLUDING MEZZANINE FLOOR.**
- **AVAILABLE BY WAY OF ASSIGNMENT / SUB LEASE – INCENTIVES AVAILABLE**
- **RENT £200,000 PA. EXC**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk





LOCATION

The subject property is located on First Avenue, Team Valley Trading Estate, Gateshead.

The estate lies approximately two miles to the South of Newcastle city centre and provides direct access to the A1 (M) Western Bypass, providing excellent connection to the surrounding regional road network.

Team Valley is the main commercial mixed use business location in the region totalling circa 280 hectares (700 acres) and is a base to a wide variety of businesses, on local, national and international basis.

Local transport and amenities are located close by.

The exact location is shown on the attached plans.

DESCRIPTION

The subject property offers a self-contained detached warehouse facility with integral offices / mezzanine and rear yard.

Constructed of steel portal frame design with brick and block infill walls and insulated profile cladding the all elevations and roof over.

Original one building which has now been extended, the property is currently operated as a wholesale Cash and Carry to the front (including a mezzanine floor) and the rear offers open warehousing.

The accommodation is fitted out to a good standard providing offices, stores and WC facilities.

Vehicular access to the rear warehouse area is via a two automatic roller shutters, from the yard area.

Externally there is a secure fenced and gated concrete yard with access form Fells Road. Ample open car parking is provided to the front of the site.

The surrounding site is complemented with soft landscaping to the boundaries.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Warehouse (Inc offices /stores)	3,161.95 m ²
Mezzanine Floor	950.03 m ²

**TOTAL GIA: 4,111.98 M²
(44,261 SQ FT)**

SERVICES

The property benefits from all mains services including mains electric, gas, water and drainage Heating to the warehouse is provided via eaves mounted gas fired blowers.

(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 VOA website the property is assessed at RV £117,000.

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

TENURE

The property is available by way of an Assignment of the existing lease, dated 3 April 2017 for a term of 10 years. *(copy of lease can be provided upon request).*

Alternatively, we are aware a new FRI lease for a term of years to be agreed, can be provided via negotiation.

RENT

£200,000 pa exc

(Incentives may be available subject covenant and lease term.)

ENERGY PERFORMANCE CERTIFICATE

B-47

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

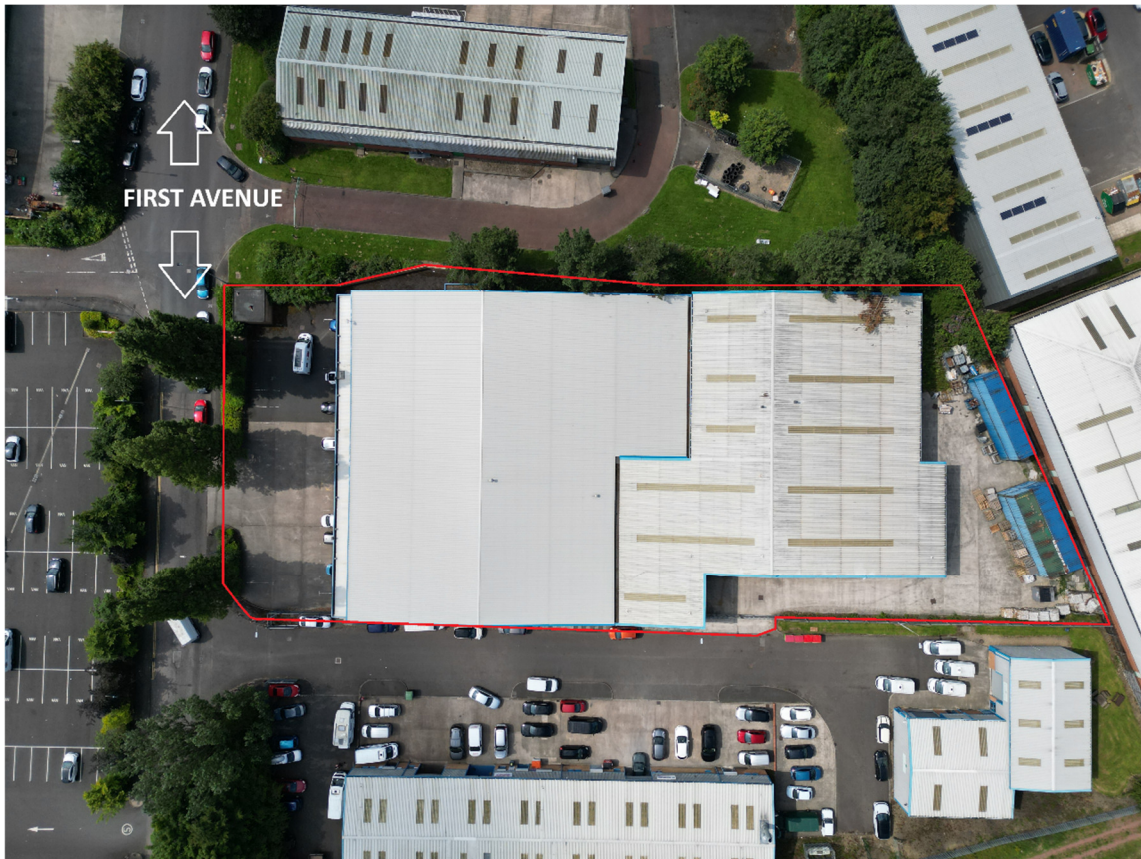
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