

to let



The industrial property specialists

KINGSWAY TOWER KINGSWAY SOUTH TEAM VALLEY TRADING ESTATE GATESHEAD TYNE AND WEAR NE11 0SH



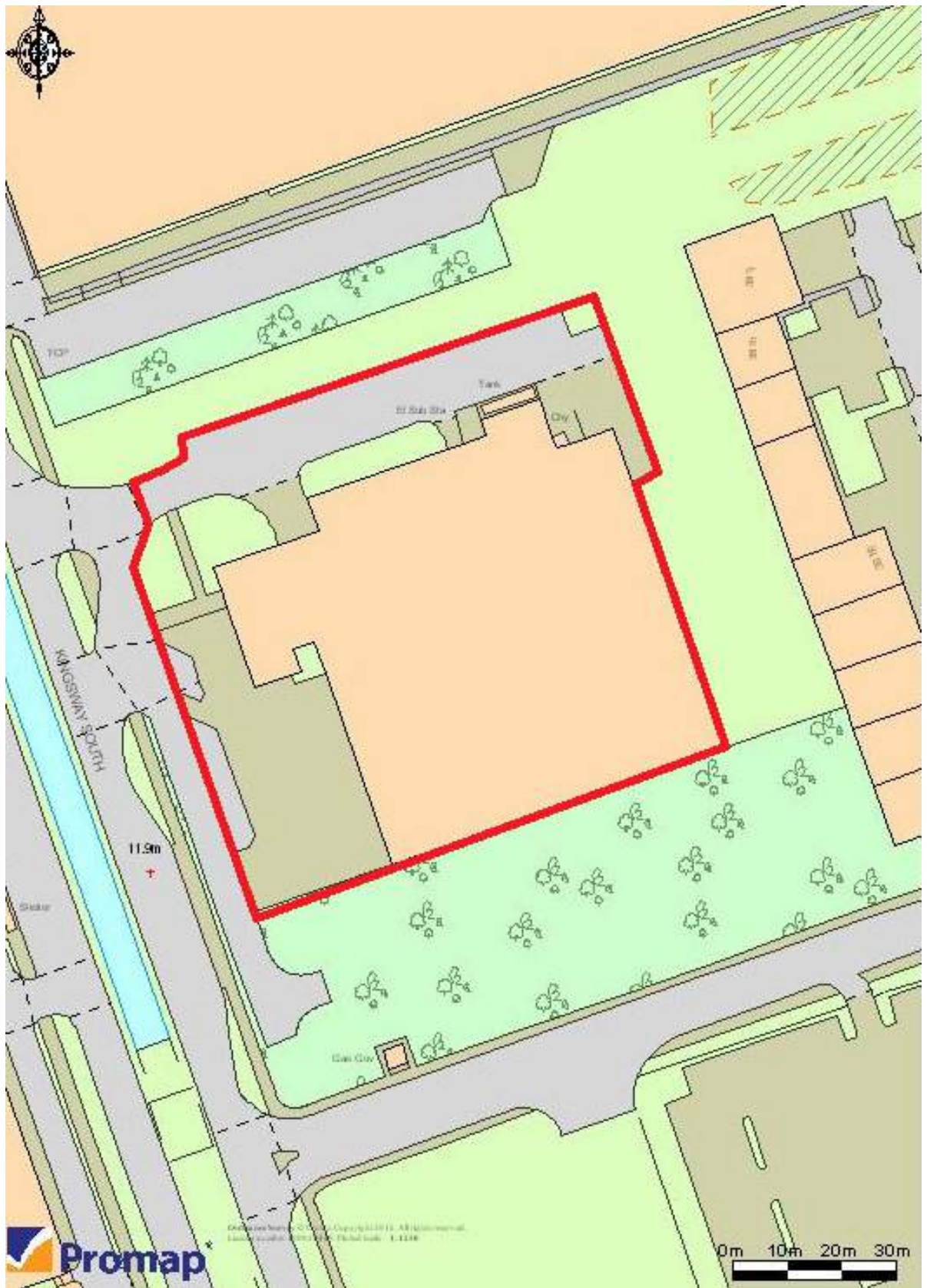
- **HIGHLY PROMINENT TRADE COUNTER UNITS**
- **OVER 10 MILLION VEHICLES PASSING ANNUALLY**
- **SIZES FROM 465M² (5,000 SQ FT) TO 2,787M² (30,000 SQ FT)**
- **ADJACENT TO MAGNET**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION**
- **COMPETITIVE RENTS**

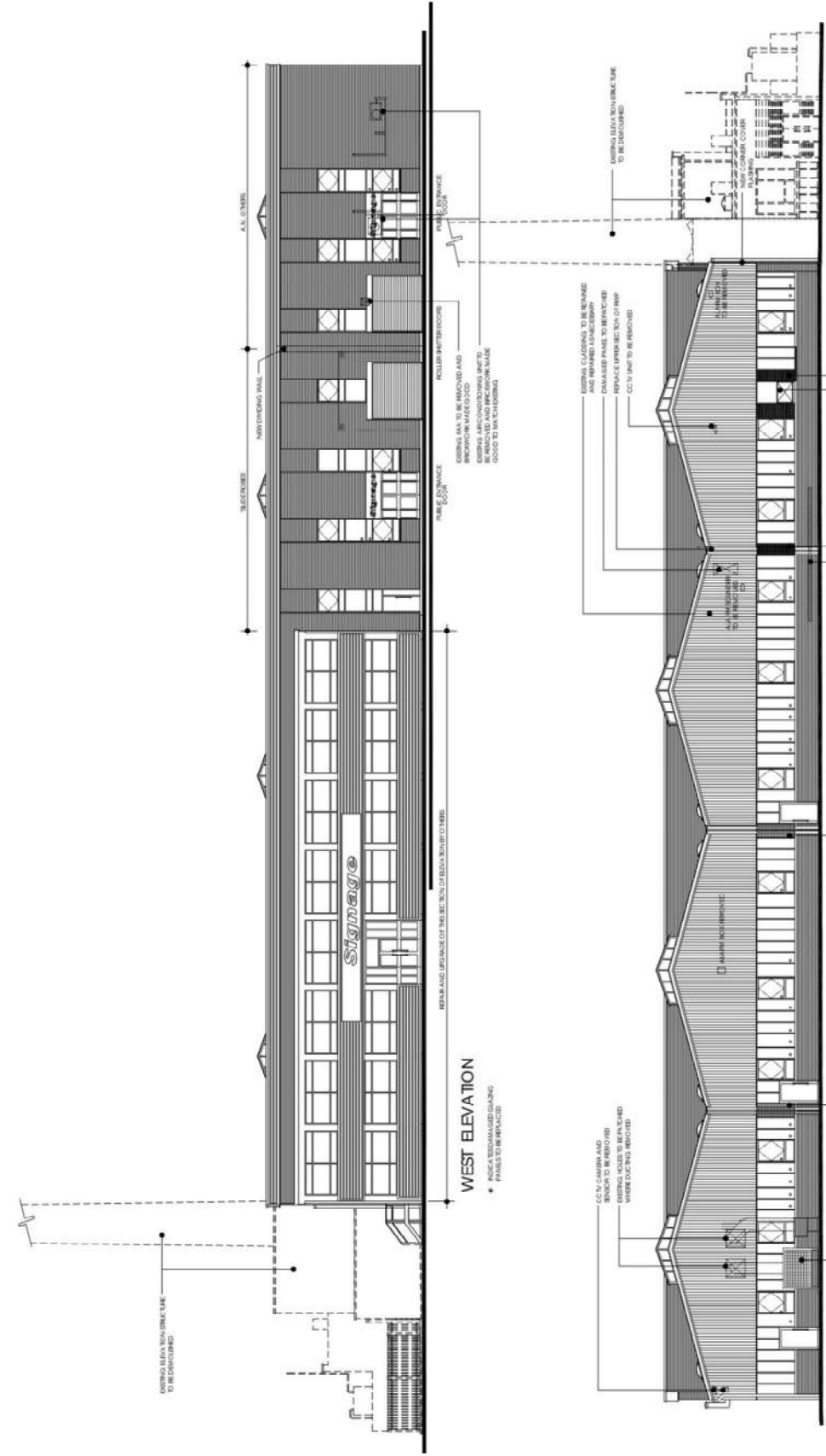
www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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

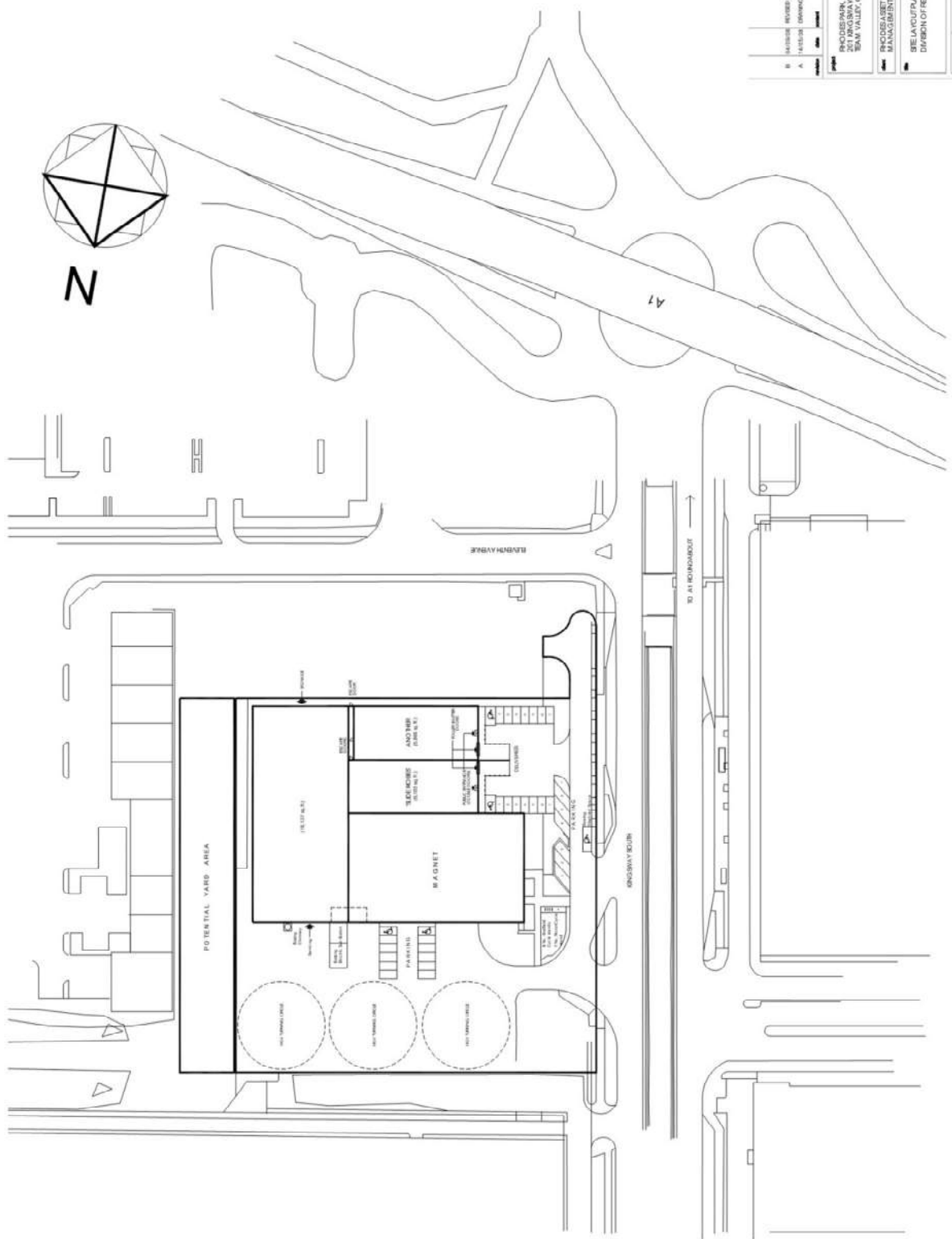






BUILDING REGULATIONS TENDER

Client:	WARRHOLE PARTNERSHIP
Address:	WARRHOLE PARTNERSHIP, 115, BRIDGE STREET, WARRHOLE, LEAMINGTON SPA, CV34 5PP
Date:	13/10/2014
Project No.:	2014/018
Drawn By:	J.P.
Checked By:	J.P.
Date:	13/10/2014
Scale:	1:100
Sheet No.:	2014/018 B
Project Name:	WARRHOLE PARTNERSHIP
Project Address:	115, BRIDGE STREET, WARRHOLE, LEAMINGTON SPA, CV34 5PP
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Project Date:	13/10/2014
Project Scale:	1:100
Project Sheet:	2014/018 B
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Project Scale:	1:100
Project Sheet:	2014/018 B



B HOUSES RESIDENTIAL TO ACCOMMODATE 100 UNITS
 A FIVE (5) ENVIRONMENTAL RESIDENTIAL UNITS

www.ninemem.co.uk
 NineMem
 Design
 Dept 2 - The Midlands
 65 Lower Ashbourne Road
 Leamington Spa CV32 9JG
 Tel: 0117 299 5402
 Fax: 0117 299 5403
 Email: info@ninemem.co.uk

Project	PHOENIX PARK, SOUTH, TEAM VALLEY, GOSBROOK
Client	PHOENIX PARK MANAGEMENT
Site	SELENDRAURAN DIVISION OF RESIDUAL SPACE
Scale	1:500
Date	22/11/18

Site, LOCATION
 DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWING IS COPYRIGHT

LOCATION

Kingsway Tower is a new trade showroom and warehousing location situated on principal thoroughfare (Kingsway), on the well established Team Valley Trading Estate.

Team Valley Trading Estate is the Regions foremost mixed use business estate offering circa 700 acres in total. This location has the benefit of a J Sainsbury supermarket and Retail World a major retail park, in addition to a Hotel and general commercial industrial and office space providing employment for around 15,000 people.

This location benefits from a high level of passing traffic and excellent communication links to the A1 which lies several minutes' drive.

All local amenities and services are situated a short distance away in Gateshead Town Centre.

Exact location is shown on the attached plan.

DESCRIPTION

Kingsway Tower is a refurbished trade development anchored by Magnet. The remaining space is single storey steel framed accommodation and is available as a whole or by way of further subdivision from around 5,000 sq ft. The development offers benefits large circulation/car parking area.

The premises are proposed to be refurbished as per the attached plans and elevations. However amendments and specific alterations could be undertaken subject to request.

ACCOMMODATION

From architects plans the proposed size of units will be as follows (subject to final measurement):

Unit 1 : 566.92m² (6,103 sq ft)

Unit 2 : 544.87m² (5,865 sq ft)

Unit 3 : 1,684.96m² (18,137 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises will need to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas – full details upon request

RENT

Our client is seeking a rental of between £5.50 per sq ft and £7.50 per sq ft dependant on the size and specification taken.

Incentives may be available subject covenant and lease term.

ENERGY

CERTIFICATE

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

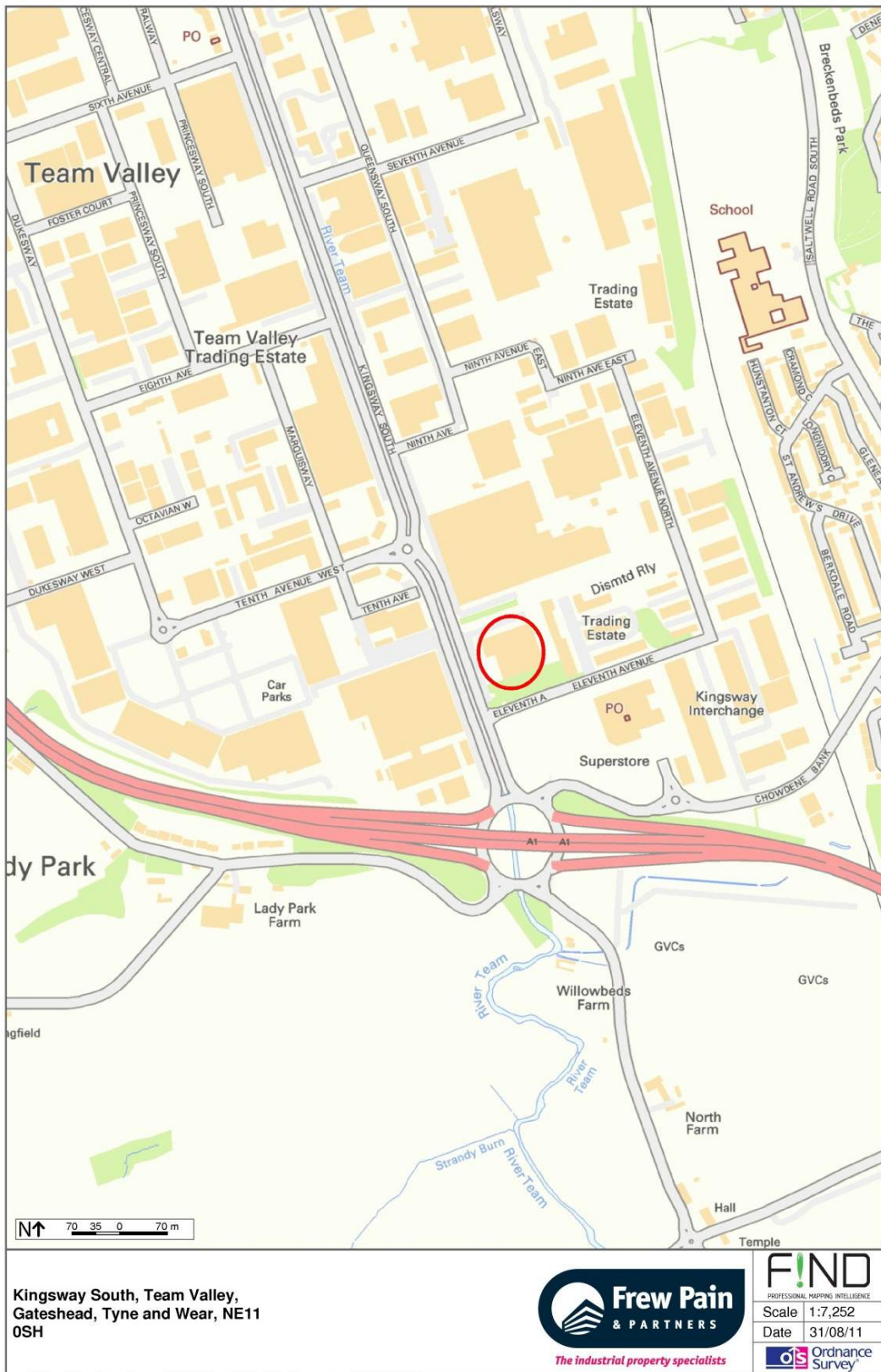
Email:

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August 2012

PERFORMANCE





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