

to let



The industrial property specialists

UNIT 2, BT1/147 KINGSWAY CENTRAL TEAM VALLEY GATESHEAD NE11 0SU



- SELF-CONTAINED, DETACHED FOOD PRODUCTION FACILITY WITH SECURE YARD
- TOTAL GIA: 4,310 M² (46,392 SQ FT)
- FORMERLY ORCHARD FOODS / CURRENTLY FITTED OUT TO FOOD GRADE STANDARD
- SUITABLE FOR ALTERNATIVE USES SUBJECT TO PERMISSION
- RENT UPON APPLICATION
- AVAILABLE SUMMER 2023

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



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



LOCATION

The subject property is located on Kingsway South, Team Valley Trading Estate, Gateshead.

Team Valley Trading Estate is the North East premier industrial conurbation and benefits from over 700 businesses.

Located off Kingsway South, which is the main road through the trading estate, linking with the A1(M) to the North and South as well as Gateshead town centre and A184 to the North.

Local bus services and facilities are located a short walk away.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property comprises a large functional food production facility with offices and secure yard.

Constructed of steel portal frame design with external insulated profile cladding to elevations and roof above. To the front of the building, is a two storey brick-built office block offering a selection of open plan and cellular space.

Internally the production facility has been fitted out to provide a food processing plant with chiller and storage. The factory accommodation provides an effective eaves height of 7.5m (Apex 9m).

The fit out has been constructed to offer a reduced ceiling height to assist optimal temperature cooling with refrigeration and air handling units installed throughout. (Further details of specification can be provided).

Loading and vehicular access is to the rear via a secure fenced and gated compound area

Externally there is allocated parking within a tarmac area.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

Production facility	3,588m ²
Office Ground Floor	361m ²
Office First Floor	361m ²

**TOTAL GIA: 4,310M²
(46,392 SQ FT)**

SERVICES

The property benefits from all main services including security alarm and CCTV.

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

BUSINESS RATES

It is understood the unit has been assessed as follows:

RV : £297,500

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

TENURE

The premises are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Upon application.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is Band E (106).

Full details available upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

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

Savills (Newcastle)

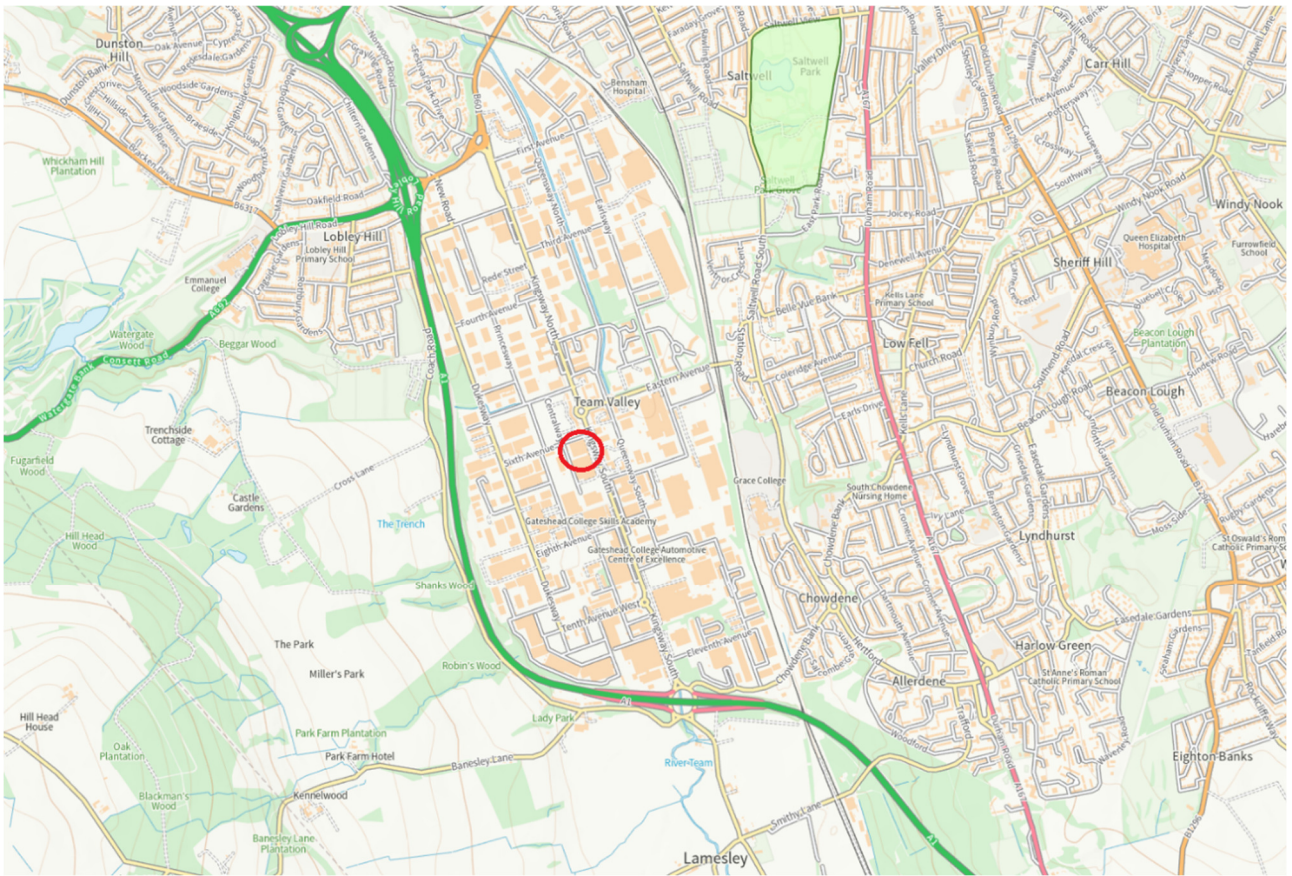
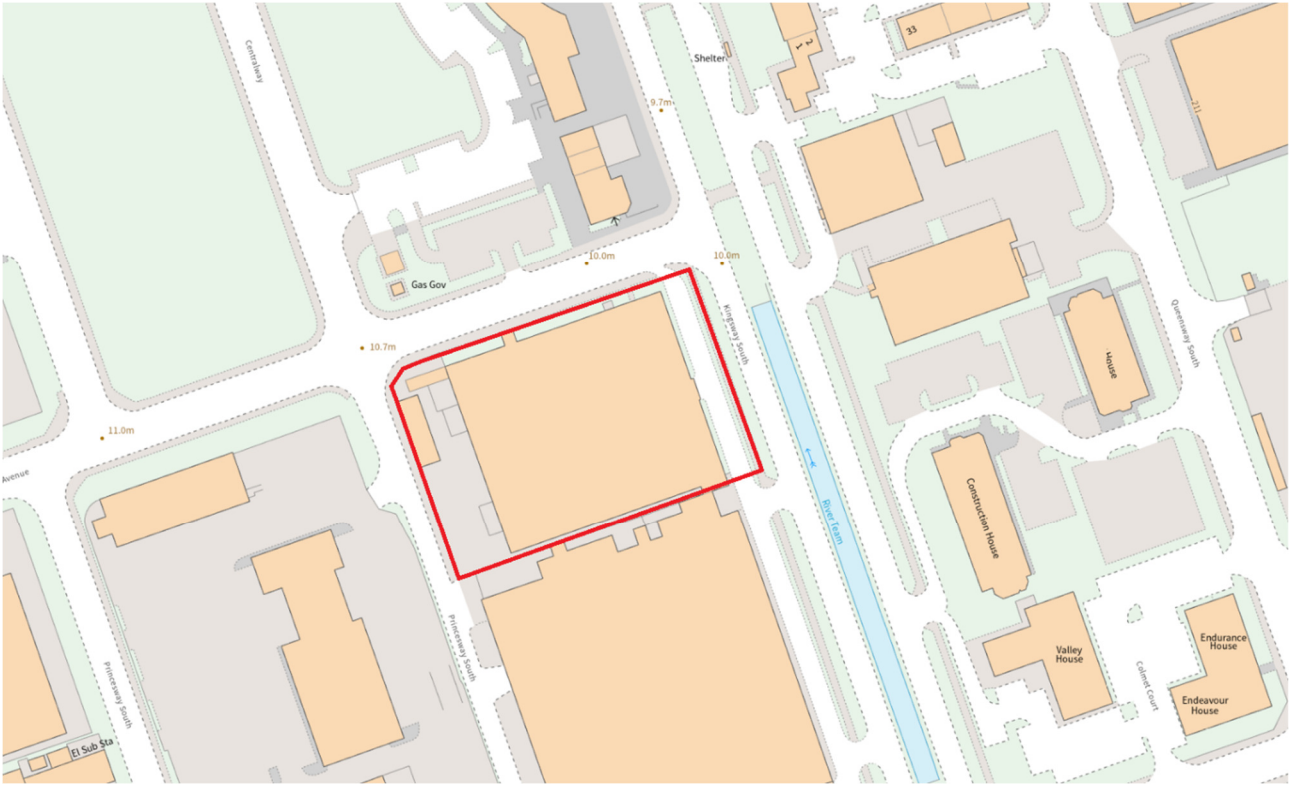
Richard Scott

Tel: 07787 697 757

Email: richard.scott@savills.com

June 2023

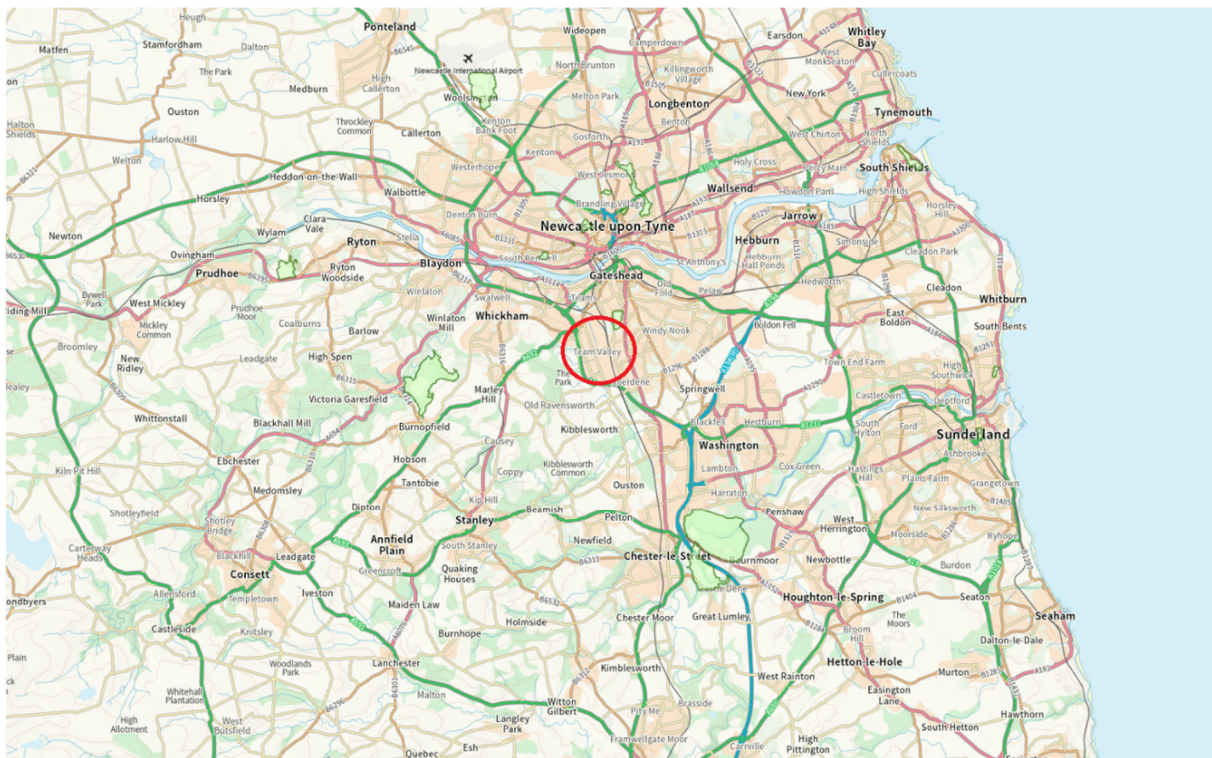




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