

Factory Unit To Let

Unit 2, BT1/147, 186, 186X and 229 Kingsway Central, Team Valley, Gateshead, NE11 0SU

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Factory Unit To Let
- Total size of 4,310m² (46,392ft²)
- Currently fully fitted for chilled foods

- Awaiting EPC Rating
- Within the popular Team Valley Trading Estate
- Additional offices, reception and canteen

Rent of £249,112 per annum

By way of lease assignment

LOCATION

The subject property is located on Kingsway in Team Valley Trading Estate, Gateshead. Team Valley Trading Estate is the north east's premier business centre and home to over 700 businesses with nearby occupiers including Bellway North East, Best at Hire, HSS Hire and DHL Parcel UK.

The property is prominently located on Kingsway 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. Kingsway is serviced by local bus routes and there is a bus stop within 60 yards.

DESCRIPTION

The original unit is of traditional steel portal frame design with external steel cladding and roof and brick built two storey office/reception/canteen to the front of the building. The factory accommodation provides an eaves height of 7.5m and ridge height of 9m.

Internally the building has been fitted out to provide an integral high care, panel-walled cold storage unit for food processing.

The integral fit out has been constructed with reduced ceiling height to assist optimal temperature cooling with refrigeration and air handling units installed throughout. Further details of specification can be provided. The rear of the cold store provides a delivery bay and external skip store secured by palisade fencing. Additional benefits include: CCTV throughout, security and fire alarm systems, steam room and roller shutter access to the rear.

The building provides 3 phase electricity supply with a power output of 1473 kva.

ACCOMMODATION

Factory	3,588m ²	38,619ft ²
Office Ground Floor	361m ²	3,887ft ²
Office First Floor	361m ²	3,887ft ²
Total	4,310m²	46,392ft²

EPC RATING

Awaiting EPC Rating.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Factory and Premises	£249,000	£127,488

We are advised that the rateable value of the premises as at 1 April 2017 is £249,000 and we have estimated the actual rates payable for the current year above. This is based on the Large Business Rate of 51.2p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a lease assignment at a rent of £249,112 (Two Hundred and Forty Nine Thousand, One Hundred and Twelve Pounds) per annum. The current lease expires on 14th October 2030 with a break clause at 14th October 2026.

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.

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 Joseph I'Anson at Bradley Hall.

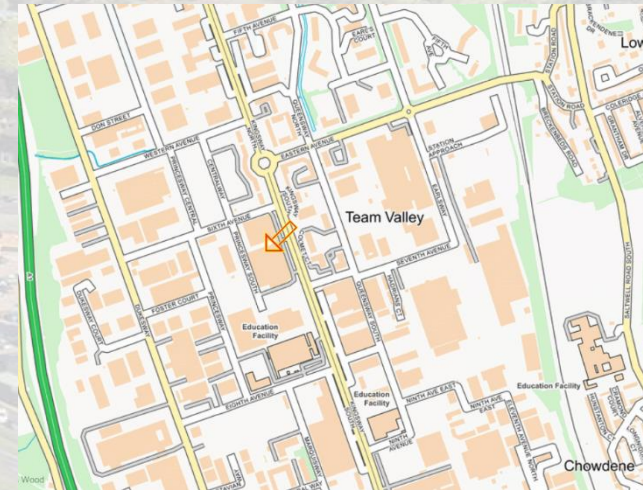
Tel: 0191 232 8080
Email: joseph.ianson@bradleyhall.co.uk

AGENTS NOTES

You may search our company website 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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
 - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- Registered in England No. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 60 yards



1.5 miles from Dunston Train Station



1.4 miles from A1(M)
1.8 miles from A184



11 miles from Newcastle International Airport



Note – tenant items to be removed.

