

TO LET

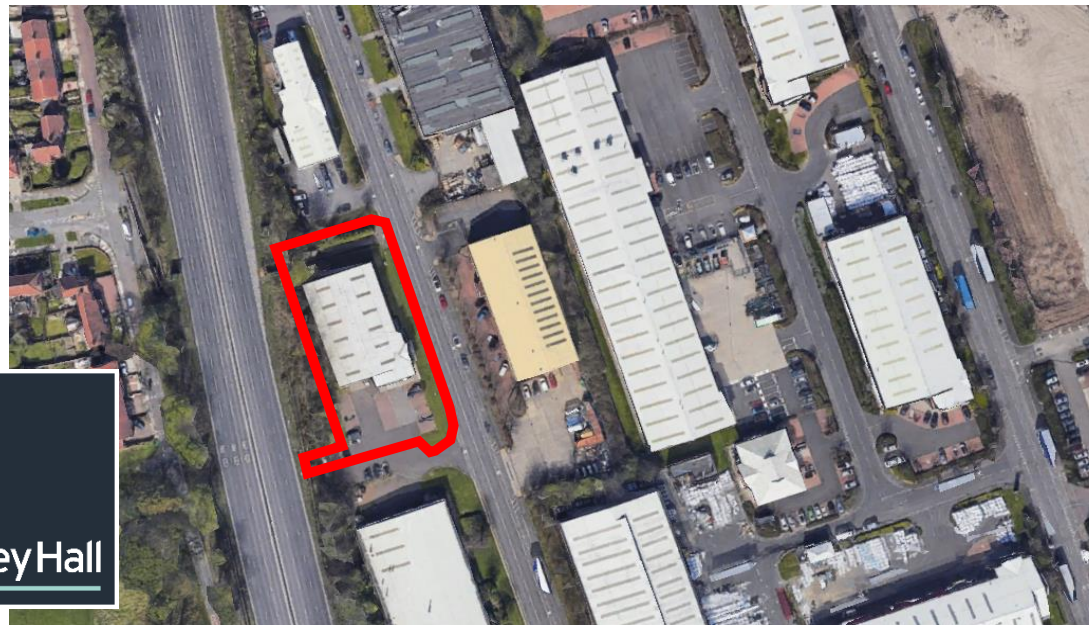
INDUSTRIAL UNIT WITH TRADE COUNTER

Millennium Court, Team Valley,
Gateshead, NE11 0PZ

- Detached Modern industrial unit
- Total floor area of 1,375m² (14,800 ft²)
- Prime location in the Team Valley Trading Estate
- Very close access point to the A1(M)
- On site car parking facilities
- Prominent Frontage to Dukesway

Rent of £90,000 per annum

BradleyHall



LOCATION

The subject property has a prime location, with prominent frontage to Dukesway, within Team Valley Trading Estate. Dukesway is a main estate road through the Team Valley Trading Estate, running parallel to the A1(M) which can be accessed in a short distance from the property. It also links with Kingsway via Second Avenue.

The A1(M) is 0.4 miles away and the B1426 which links with Gateshead town centre is 0.3 miles away.

This is one of the north east's most principal commercial estates, with strategic location, home to over 700 businesses.

There are excellent amenities within the estate including, a Sainsbury's and the Retail World, where occupiers include M&S, Boots, TK Maxx, McDonalds and many more. There is further retail, a gym and the Premier Inn hotel at Maingate.

DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction with brick and block infill and insulated cladding to the upper elevators. The roof is pitched with insulated profile cladding incorporating rooflights.

The property has two storey integral offices, warehouse and trace counter. The offices are of a modern specification. The warehouse has up and over vehicle access door. Eaves height of 6.3m rising to 8.9m at the apex. There is LED lighting and gas convertor heaters.

There are approximately 22 car parking spaces on site.

ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

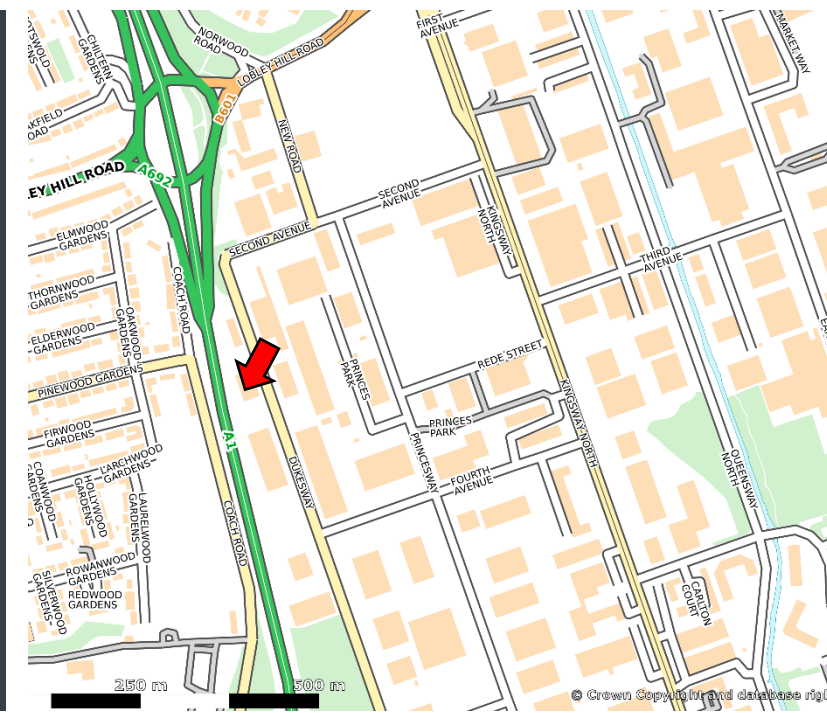
Ground Floor Office	148 m ²	1,593ft ²
First Floor Office	147 m ²	1,582ft ²
Warehouse	722 m ²	7,772ft ²
Mezzanine	358 m ²	3,853 ft ²
Total	1,375m²	14,800 ft²



Car parking on site
0.2 miles from Kingsway
0.7 miles from A1(M)
1.2 miles from A184
2.5 miles from Dunston Train Station
0.2 miles from bus routes



2.5 miles from Metrocentre
1.8 miles from Gateshead
1.5 miles from Retail World



EPC RATING

C67

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £67,000 and the estimated rates payable for the current year is £33,433. This is based on the standard uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

IMPORTANT NOTICE

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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.

TERMS

The property is available by way of a new lease with terms to be agreed at £90,000 (Ninety Thousand Pounds) per annum.

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.

ANTI-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 Bradley Hall.

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CONTACT US

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