



Industrial building with office space

5,866 Sq Ft (545 Sq M)

- Great Location
- Rarely Available
- Yard Space
- Access to A1

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FOR SALE/TO LET

No. 4 Global House, Queensway North,
Team Valley Trading Estate, Gateshead,
NE11 0NY

Location

The property is located on Team Valley, generally regarded as the premier estate in the region offering a wide range of amenities including hotels, restaurants, and cafes as well as a retail park, shops and financial services. Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the North. The unit is centrally located off Queensway.

Description

The unit comprises a modern detached industrial unit of steel frame construction with block work walls to dado height with insulated clad elevations above under a pitched insulated clad roof with intermittent roof lights.

To the front of the property there is a reception area which connects to a showroom / trade counter together with office kitchen and w/c facilities. These areas have double glazed windows, suspended ceilings, carpeted or hard wood coverings throughout and Cat 2 lighting together with gas central heating. There is a stair from the reception area which leads to first floor offices which also provides w/c facilities.

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Utilities

We understand the property has connections to mains services. We advise any interested parties to make their own enquiries in this respect.

Price

£600,000 exclusive.

Rent

£56,800 Per Annum exclusive.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Description	Sq. M	Sq. Ft.
Warehouse	397	4,261
Mezzanine	148	1,595
Total:	545	5,856

Tenure

The property is held on a 125 year ground lease from 1992 at a peppercorn rent. Further details are available upon request.

EPC

B(37)

Rateable Value

Rateable Value (2023 List): £43,500.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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