

FOR SALE / TO LET

Kingsway, Team Valley, Gateshead, NE11 0SU



Substantial detached warehouse/factory unit

7.03m eaves rising to 8.77m

Secure yard to the rear with loading access

Benefits from a 750 kva power supply

4,408 sq m (47,450 sq ft)

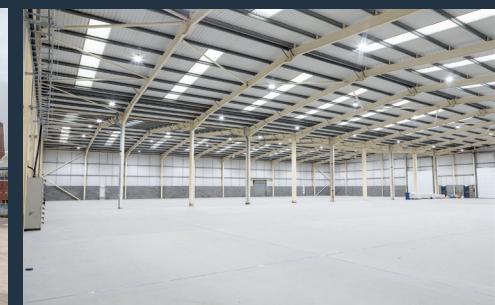
Undergone significant refurbishment

Description

The property is has undergone a significant refurbishment programme to provide a modern open plan warehouse providing an eaves height 7.03m rising to 8.77m at the apex.

The property is of traditional steel portal frame construction with sheet profile cladding to the external and roof. The front elevation comprises a two storey brick built office block, complete with reception, canteen facilities and passenger lift to first floor. The property also benefits from a 750 kva power supply.

Externally, the unit benefits from a secure rear yard with loading access. Private car parking is available to the front of the property while there are additional dedicated spaces available adjacent to the site.



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ M	SQ FT
Warehouse	3,636	39,146
GF Office	386	4,152
FF Office	386	4,152
Total GIA	4,408	47,450



Location

The premises are located just off Sixth Avenue which connects Dukesway and Kingsway, one of the main thoroughfares through Team Valley Trading Estate. Team Valley is the North East Premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead town centre. The estate benefits from direct access from two junctions off the A1 (M) motorway.

ROAD

Tyne Tunnel	10 miles
Newcastle Upon Tyne	4.5 miles
Sunderland	11.8 miles
Teesside	37.5 miles

AIR

Newcastle International Airport	11.7 miles
Teesside International Airport	33.5 miles

SEA

Port of Tyne	9.8 miles
Teesport	43.8 miles



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NTA
REAL ESTATE

**Terms**

The property is available for sale on a long leasehold basis or via a new FRI lease for a term of years to be agreed.



Rent £275,000 per annum.

Price £3.5M

**Rateable Value**

We understand the premises have a current Rateable Value of £297,500 (2023).

**EPC**

The property has an EPC Rating of B29. A copy of the EPC is available on request.

**VAT**

All figures quoted are exclusive of VAT where chargeable.

**Legal Costs**

Each party to bear their own legal costs.

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December 25