



## TO LET – Detached Industrial Office Premises

440 Dukesway, Team Valley Trading Estate, Gateshead, NE11 0PZ

**Naylors**   
**Gavin Black**  
Commercial Property People

## INDUSTRIAL

- Secure fenced site adjacent to A1 with good connections to Gateshead and Newcastle.
- Two storey open plan offices suitable for a variety of uses.

### Location

The property is located on Dukesway, Team Valley, Gateshead which sits adjacent to the A1 Western Bypass. Dukesway is one of the main thoroughfares running through Team Valley where Retail World is at the southern end. The property is located to the south of Gateshead conurbation and approximately 4 miles from Newcastle city centre. Team Valley is still regarded as a North East premier industrial location combining 700 businesses and totalling over 7M sq ft of industrial, warehouse, office and retail accommodation.

Businesses in the vicinity of the property include AMB, Boels Rental, Value Foods and

Bell Trucks. In addition, Retail World which is a short distance away houses many major brands including M&S, Sports Direct, McDonalds and Costa Coffee.

### Description

The property comprises a detached industrial/office unit surrounded and secured by a 2 metre palisade fence with trees fronting Dukesway to provide privacy.

The property is of steel frame construction with brick and clad elevations under a pitched full clad roof.

To the front of the property there is two storey offices where at ground floor there is a trade counter with two meetings rooms, together with WC's and storage rooms.

The upper first floor offices are relatively open plan in nature and comprise two large areas where there is an additional two separate offices together with kitchen/canteen and further toilet facilities. There is a lift which services the first floor

offices and these areas have double glazed windows, carpeted throughout with a mix of Category 2 and LED lighting as well as air conditioning units. The offices are heated by gas central heating.

The warehouse is split into two areas, one of which has an undercroft below the first floor where there are a couple of rooms for storage purposes. The warehouse has two loading doors which also have speed doors and these areas are heated by gas door heaters and provide high bay sodium and LED lighting.

Externally there is a number of car parking spaces on three sides of the property, together with loading to the northern elevation.

## Accommodation

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

Description	Sq m	Sq ft
Ground Floor Office/Trade Counter/Amenities	176.57	1,900
First Floor Offices	359.27	3,867
Warehouse	833.44	8,971
<b>GIA</b>	<b>1,369.28</b>	<b>14,738</b>

## Terms

The property is available on a new FRI lease on terms to be agreed.

## Rent

£118,000 per annum exclusive.

## EPC

TBC.

## Rateable Value

The Valuation Office Agency website describes the property as Factory and Premises.

Rateable Value (2023 List) £89,500.

## Legal Costs

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

## VAT

All figures quoted are exclusive of VAT where chargeable.

## 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.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

Keith Stewart

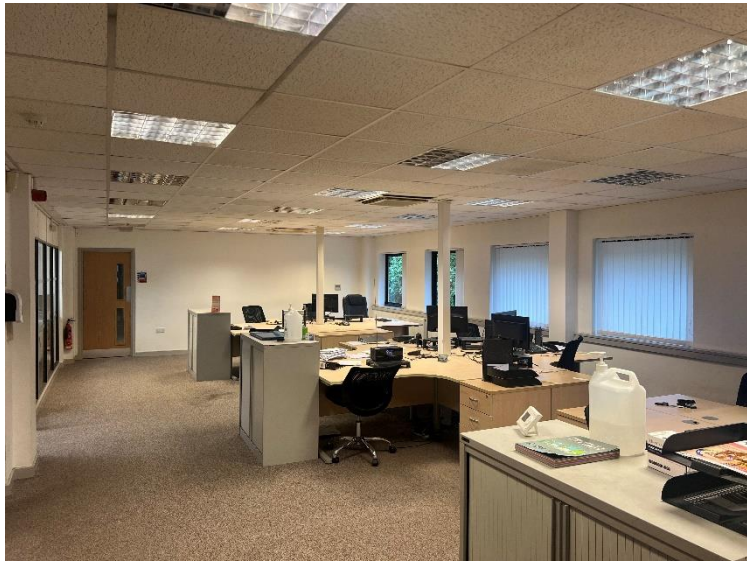
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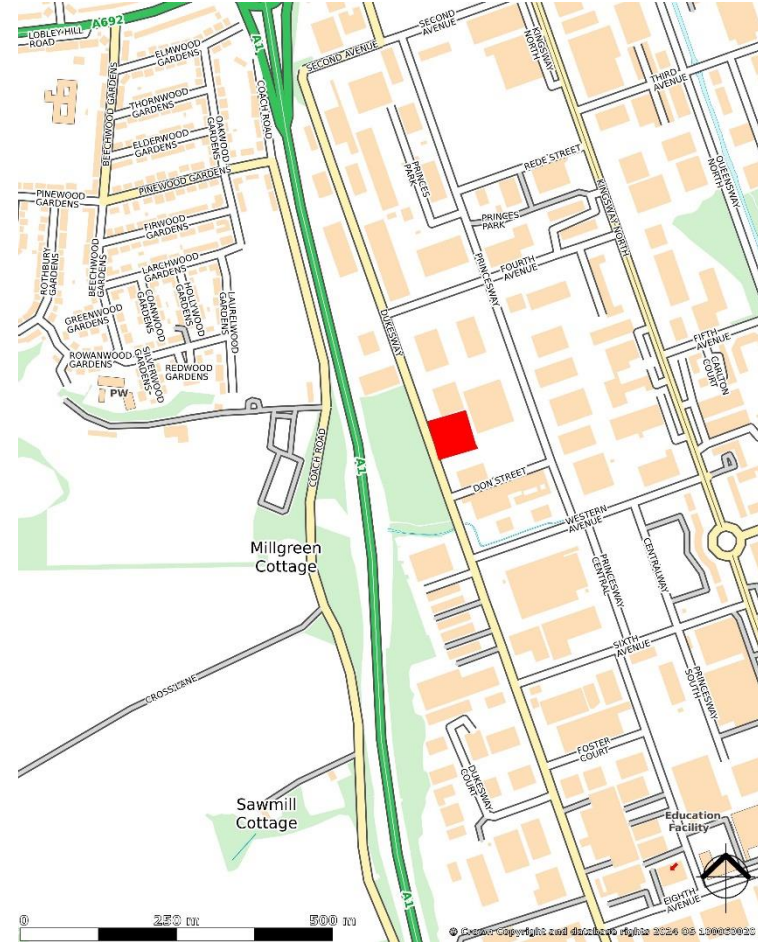
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