



## Modern Semi-Detached Warehouse / Office Unit

9,210 Sq Ft (855.61 Sq M)

- Due to be refurbished
- Well positioned unit adjacent to the A1 located within a well-established development
- Nearby occupiers include Smiths News, Bunzl, PFS and DHL

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## TO LET

Unit 1, Ninth Avenue East, Team Valley  
Trading Estate, Gateshead, NE11 0EH

### Location

The property is located within Team Valley Trading Estate, one of the North East's busiest and most important commercial estates. The Team Valley covers a total area of approximately 238 hectares and provides in excess of 650,000m of commercial accommodation.

Ninth Avenue East is located to the north of Team Valley Trading Estate, adjacent to Queensway, one of the main thoroughfares running through Team Valley and The Avenues which connects to the southern access of the estate. The estate is approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

### Description

The property is a semi-detached warehouse/office unit of steel portal frame construction with brick work/block work walls up to approximately 2m with insulated profile metal clad elevations and pitch roof with translucent lights.

There are offices over two floors which comprise of a number of rooms, W/C facilities and tea point. These areas will undergo a refurbishment programme to include suspended ceilings, carpets, LED lighting, electric wall mounted radiators and decorated throughout.

The warehouse extends to provide an eaves height of approximately 6m and has a covered loading area approximately 5.6m wide by 7m with a roller shutter door measuring 3.5m by 4.8m high. The steel frame and brickwork will be decorated.

### Services

We understand all mains services are connected to the property including three phase electricity.

### Accommodation

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

	Sq Ft	Sq M
Ground Floor Office	967	89.83
First Floor Office	916	85.1
Warehouse	7,327	680.68
<b>Total</b>	<b>9,210</b>	<b>855.61</b>

### Terms

The property is available on a new FRI lease for a term of years to be agreed.

### Rent

£83,000 Per Annum

### Service Charge

There will be a service charge payable for the maintenance of the estate and buildings insurance.

### EPC

The property has an EPC rating of C57.

### Rateable Value

The Valuation Office Agency describes the property as Warehouse and Premises.

Rateable Value 2023 List: £49,500

### Legal Costs

Both parties will be responsible for their own legal costs incurred in the transaction.

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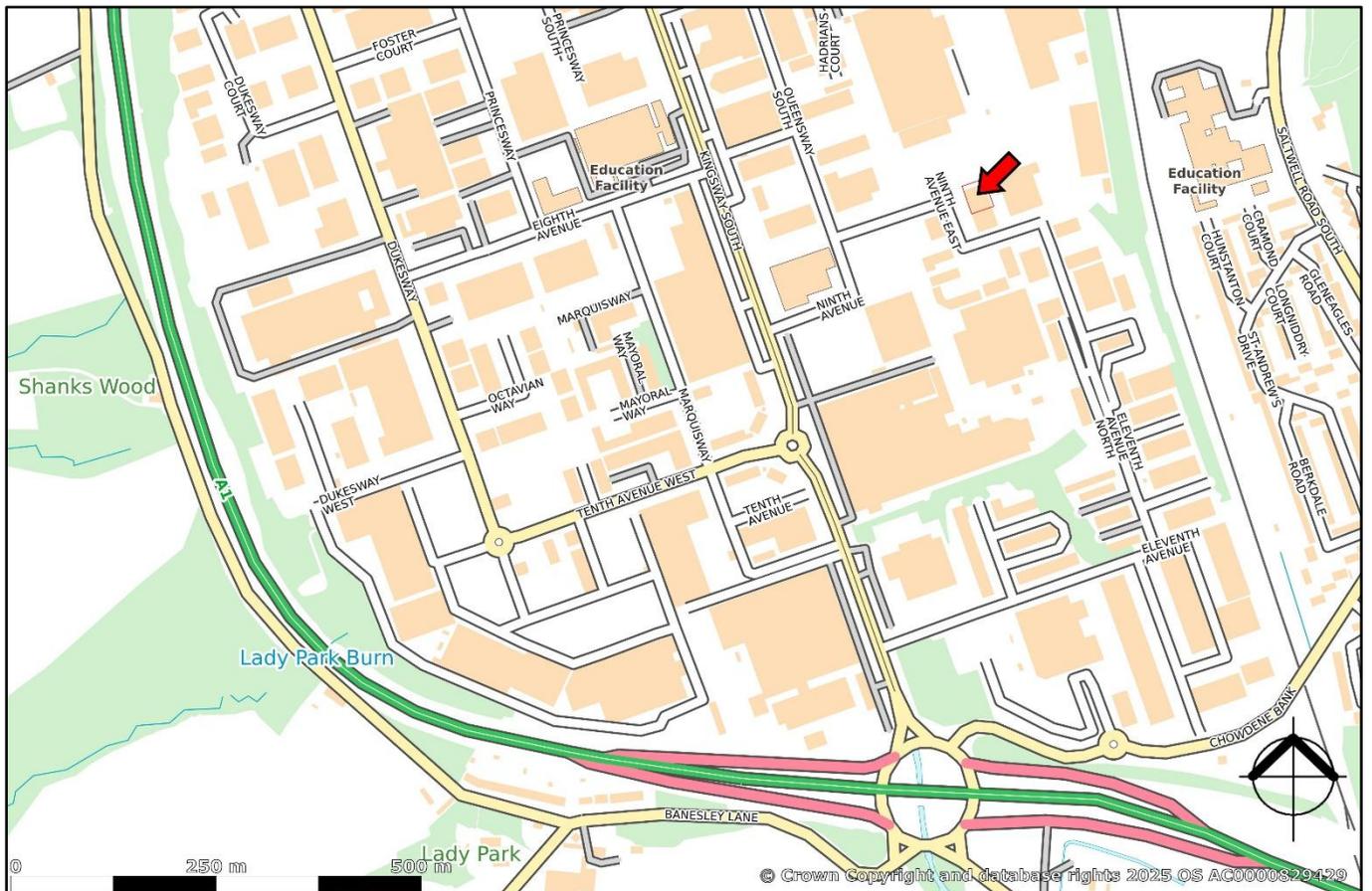
### VAT

All figures quoted are exclusive of VAT where chargeable.

### 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.





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