

TO LET

High Quality Industrial/Warehouse Unit

Unit 15 Princes Park
Team Valley
Gateshead
NE11 0NF



Location

The premises are located just off Fourth Avenue which connects Princesway 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.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional and motorway network providing excellent road access to other parts of the North East and other major centres throughout the UK.

Description

The property is of steel portal frame construction with brick and block walls to a height of 2 m with insulated clad panels above.

Internally the warehouse has concrete floor throughout with intermittent sodium lighting, a 3 phase electricity supply, and an eaves height of approximately 7 m.

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Description...Cont

To the front elevation is a reception with office, kitchen and toilet facilities. There are further office facilities on the first floor.

Access to the property is by an electric sectional roller shutter door which opens out onto a shared forecourt which has dedicated parking.

Accommodation

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

	m ²	ft ²
Warehouse/Ground floor office	1,091	11,746
First floor office	143	1,544
Total Gross Internal Area	1,234.67	13,289.81

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£80,000 per annum exclusive.



Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rateable value

The valuation office agency website describes the premises as 'Warehouse and Premises'

Rateable Value 2017 List: £67,000

VAT

All figures are exclusive of VAT when chargeable.

Further Information

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 2111559 or email keithstewart@naylor.co.uk or Duncan Christie on 0191 2111564 or email duncanchristie@naylor.co.uk

Naylor's Instructions

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