

To Let



Unit 6 Eastern Avenue Trade Park

Eastern Avenue, Team Valey Trading Estate, Gateshead, NE11 0ZJ

 **naylors**

To Let

Prominent Trade Counter Unit

2,153 sq ft (200 Sq M)

- Open plan trade counter unit
- Clear internal height of 6m
- Prominent trade counter unit situated within an attractive development
- Electric roller shutter door
- Staff welfare facilities
- Dedicated parking and loading areas
- Subject to refurbishment

Location

Eastern Avenue Trade Park is a development of 9 units located in a prominent location adjacent to Kingsway, the Park's main thoroughfare.

It is adjacent to the A1 and minutes from Newcastle Airport and City Centre.

Team Valley is the North East's premier business estate. It is a thriving business community, home to over 700 businesses with superb amenities and connectivity.

Description

The property provides an open plan trade counter unit with attractive glazed entrance, insulated clad and brick elevations under a pitched clad roof with intermittent roof lights. There is a w/c and an eaves height of 6m. There is an electric up and over roller shutter which opens out on to a loading area with car parking.

Accommodation

The property comprises the following Gross Internal Area:

Unit 6:	2,153 sqft	(200 sq m)
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Tenure

The property is available to let on a full repairing and insuring lease for a term to be agreed.

Rent

£28,000 per annum exclusive.

Business Rates

The property has a Rateable Value effective from April 2023 of £21,250.

EPC

C (74).

Legal Costs

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

VAT

All figures quoted are exclusive of VAT, which may be applicable.

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 tenant(s).



