



To Let

Unit C, Aquarius Park, Kingsway North

Team Valley Trading Estate, Gateshead, Tyne & Wear, NE11 0JH

 **naylors**

To Let

Prominent Industrial/Warehouse Unit

29,282 Sq Ft (2,718 Sq M)

- Adjacent to A1 with great connectivity
- Detached property
- Four loading doors
- Suitable for a number of business types

Location

The subject property is located prominently on Kingsway North, Team Valley, Gateshead, the main throughfare running through Team Valley. Team Valley benefits from being immediately adjacent to the A1 Western Bypass and has two access and exit points at either end of Kingsway.

Team Valley covers an area of approximately 238 hectares and provides an excess of 650,000msq of commercial space. This includes Maingate, a mixed use scheme which is made up of retail, offices, leisure and hotel accommodation and Retail World, which is one of the regions largest out of town retail parks.

Team Valley boasts 7,000 employees which is a major player in the North East economy where major companies include Royal Mail, MAN Trucks, Smiths News and DHL. Access and communication links are excellent with Newcastle City Centre approximately 4 miles away and Gateshead approximately 3 miles away. There are excellent bus links running through Team Valley which connect to Gateshead Interchange Metro and the wider conurbation.

Nearby occupiers include MAN Trucks, Tyneside Safety Glass, Express Engineering and DPD.

Description

The property comprises a detached industrial/warehouse unit which was built in the 1990s comprising of steel frame construction with pitched clad roof and clad elevations with brick built walls in part.

There are well fitted offices over two floors which at ground floor area comprise a reception, open plan office, w.c's and small canteen. These areas have gas central heating, suspended ceiling, LED lighting, carpeted throughout and provide double glazed windows.

The upper offices comprise of two large open plan offices together with toilet facilities of the same specification as ground floor.

The warehouse area is open plan and provides toilet facilities and small canteen. There is AmdiRad gas heating together with four loading doors measuring 5.3m wide x 5.4m high which open out on to an extensive concrete yard for loading and unloading which to the rear is fully secure by a palisade fence and gated.

The eaves height extends to approximately 6m and there is LED lighting throughout together with two small store areas.

There is III phase electricity to the property.

The site has approximately 45 car parking spaces.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice to provide the following internal areas:

Two Storey Offices	3,440 sq ft	(318 sq m)
Warehouse	25,842 sq ft	(2,400 sq m)
TOTAL	29,282 sqft	(2,718 sq m)

Terms

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

Rent

£22,000 per annum.

EPC

The property has an EPC of C 66.

Rateable Value

The Valuation Office Agency website describes the property as warehouse and premises.

Rateable Value (2023 List) £170,000.

Legal Costs

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

VAT

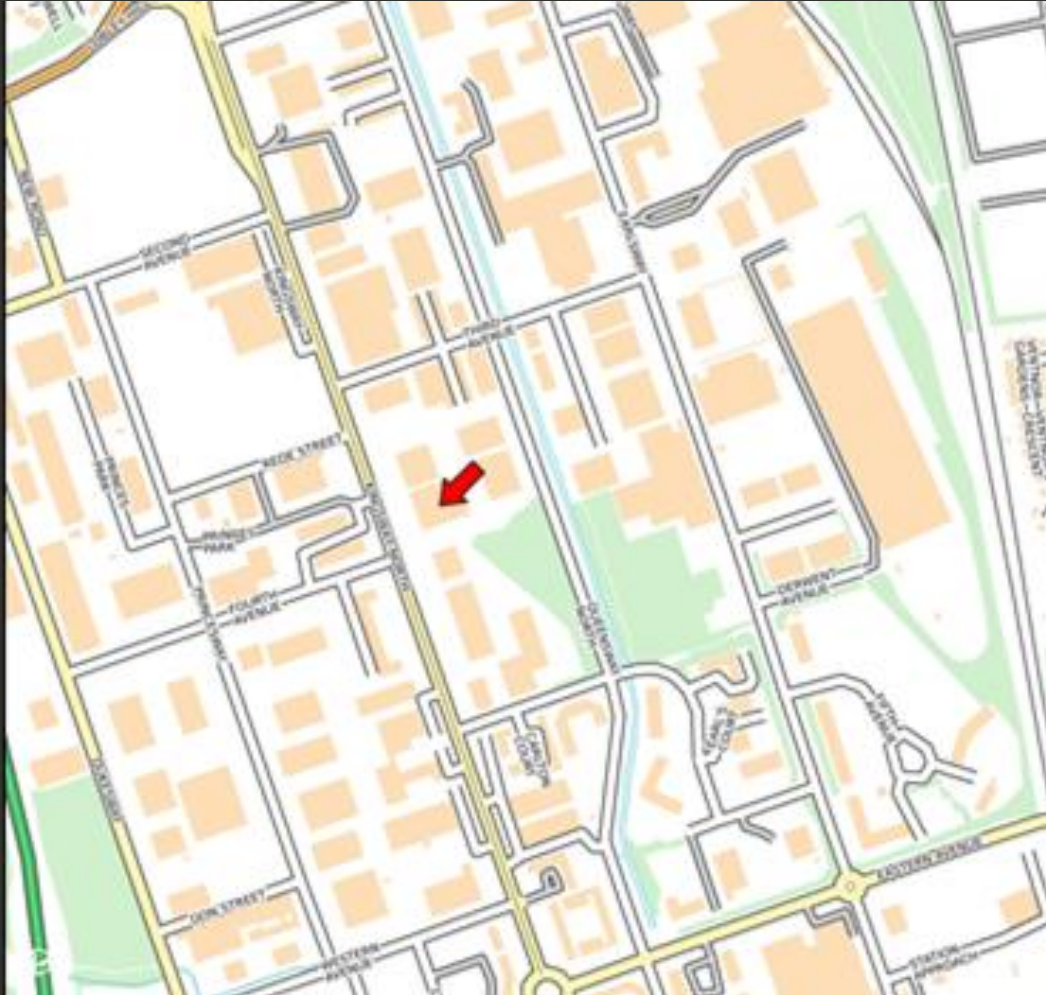
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Anti-Money Laundering

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).







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For further information please contact:

Keith Stewart
T: 07796 302 147
E: keithstewart@naylors.co.uk

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylors.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylors.co.uk