

To Let



Unit 2 Earls Park, Earlsway

Team Valley Trading Estate, Gateshead, NE11 0RY

 **naylors**

To Let

Industrial Unit

8,300 Sq Ft (771 Sq M)

- Available now
- Recently refurbished
- Excellent access to A1 and within 5 miles of Newcastle City Centre
- Eaves height of approximately 5m

Location

Earls Park North is located at the northern end of Earlsway within the popular well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The unit is accessed via Earlsway one of the main thoroughfares on Team Valley, and is adjacent to the recently developed Earls Way Trade Park Estate.

Description

Earls Park North comprises a mixture of warehouse units and engineering workshops. Unit 2 is of steel portal frame construction with concrete flooring, incorporating office, kitchenette and WC areas. All areas are lit by LED lighting. The unit is served by an electric up and over roller shutter door providing access to the common external yard areas.

The property benefits from clear internal eaves height of approximately 5m. Parking is available in the shared service yard area.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following GIA.

Unit 2: **8,300 sqft** (771 sq m)

Rent

£43,600 per annum exclusive.

Services

The unit benefits from mains services including three phase electricity.

EPC

The current rating is C (66).

Rateable Value

£27,750 (April 2023 Value).

Legal Costs

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

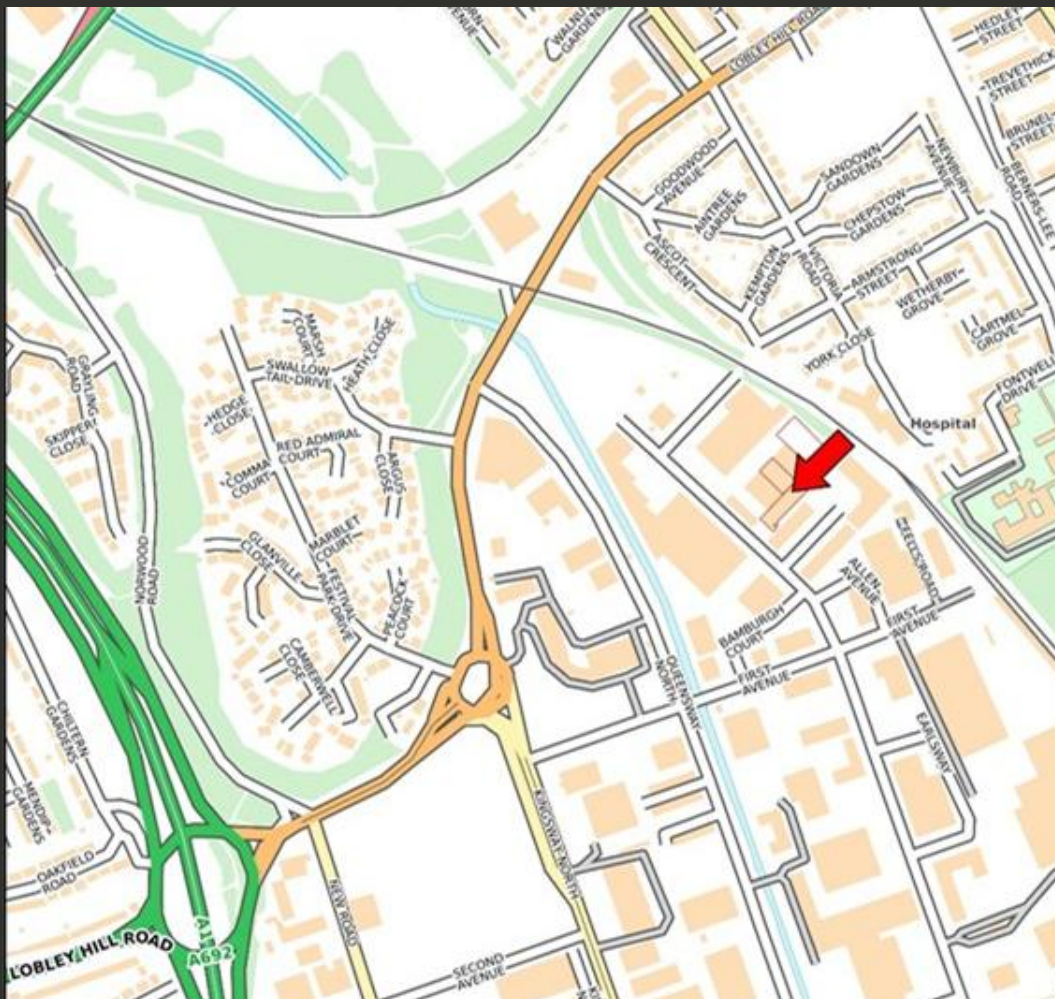
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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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