

To Let



309A Foster Court

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

 **naylors**

To Let

Modern Trade Counter / Industrial Unit

5,416 Sq Ft (503.15 Sq M)

- Recently refurbished unit
- Established trading location boasting Dulux Decorator Centre & Edmundson Electrical
- Unit size (Gross Internal Area): 503.2m (5,416 sq ft)
- To let on a new IRI lease

Location

Team Valley Trading Estate is generally regarded as the premier estate in the region boasting over 700 business employing over 20,000 people.

It offers a wide range of amenities, including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Foster Court is situated centrally on Team Valley with access from Dukesway, one of the main arterial routes running the length of Team Valley as well as Princesway South.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north with Newcastle International Airport 12 miles to the north.

Foster Court boasts a range of trade related occupiers including Dulux Decorator Centre and Edmundson Electrical.

Description

Unit 309A enefits from the following specification:

- Steel portal frame construction
- Blockwork to dado level
- Insulated steel cladding and roof
- 5.4m clear internal height
- 1 electrical sectional loading door
- Shared service area
- Reception, office and WC facilities
- Concrete mezzanine
- LED lighting
- 3 phase electricity and gas provision

Terms

The unit is offered to let on new internal repairing and insuring lease terms.

Rent

£47,400.00 per annum.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Warehouse	4,458 sq ft	(414.15 sq m)
Reception, Office & WCs First Floor	471 sq ft	(43.76 sq m)
Mezzanine	487 sq ft	(45.24 sq m)
TOTAL	5,416 sq ft	(503.15 sq m)

Repairs

The Tenant is responsible for maintaining the interior of the unit, windows and doors.

The Landlord maintains the exterior of the terrace of units and shared estate areas. The maintenance charge in respect of Unit 309A is £4,603.

EPC

The property has a rating of C 63.

Rateable Value

According to the VOA website Unit 309A has a Rateable Value of £34,750

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP 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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