

To Let



5 Derwent Court, Earlsway

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

 **naylors**

To Let

Modern Warehouse/Industrial Unit

8,070 Sq Ft (749.7 Sq M)

- Modern end-terraced industrial unit with offices
- Located within the popular Team Valley Trading Estate
- Hardstanding yard and car park to the front

Location

The property is located on Earlsway on the Earls Park North Development. Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. Team Valley is the premier mixed use business location in the region totalling around 280 hectares (700 acres) and is home to a wide variety of businesses. Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

The property is situated on a modern scheme consisting of 8 units spread over 2 terraces, with occupiers including AMD Specialist Coatings and Elring Parts Ltd.

Description

The unit is of modern steel portal frame construction with insulated profile sheet cladding to the walls and roof. The warehouse space includes high bay lighting, warm air blower heaters, eaves height of 6m with external access via a large up and over roller shutter door. The office space includes heating via perimeter radiators fed by a gas fired boiler, suspended ceiling, carpets, kitchen, WCs and double glazed windows.

Externally to the front there is an expanse of concrete yard and car parking.

Accommodation

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

Ground Floor Warehouse	6,889 sq ft (639.99 sq m)
Ground Floor Office	432 sq ft (40.13 sq m)
First Floor Office	750 sq ft (69.68 sq m)
TOTAL	8,070 sq ft (749.7 sq m)

Terms/Rent

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £65,000 per annum.

EPC

The property has an EPC rating of B45.

Legal Costs

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

Rateable Value

The Valuation Office Agency described the property as 'Warehouse and Premises'.

Rateable Value (2023 List): £50,000.

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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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