

To Let



Unit 17, Princes Park

Team Valley Trading Estate, Gateshead, NE11 0NF

 **naylors**

To Let

High Quality Industrial / Office Unit

11,093 Sq Ft (1,030.6 Sq M)

- Modern end-terraced unit
- Prominent position adjacent to Kingsway
- Ample car parking
- Available Now



Location

The premises occupy a prominent position on Fourth Avenue adjacent to Kingsway, the main thoroughfare on Team Valley. Team Valley is a North East premier location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead Town Centre. The estate benefits from direct access from two junctions of the A1(M) motorway.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional motorway network providing excellent road access to other parts of the North East and other major centres throughout the United Kingdom.

Description

The premises comprise:

- End-terrace unit of steel portal frame construction with brick and block walls with profile metal cladding above.
- Dual pitched fully insulated profile metal roof incorporating translucent panels.
- Concrete floors throughout, LED lighting, warm air blower heaters and eaves height of 6m.
- Two storey offices providing open plan and cellular accommodation with suspended ceilings, LED lighting, gas central heating, carpeted throughout with double glazed windows.
- Loading door measuring 5m x 5.5m which opens onto a concrete yard.
- Good car parking to the front of the premises.

Accommodation

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

Warehouse Total:	5,453 sq ft	(505.6 sqm)
Office & SA Total:	5,640 sq ft	(524 sqm)
TOTAL:	11,093 sq ft	(1,030.6 sqm)

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£88,750 per annum exclusive.

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: £57,000.

Legal Costs

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

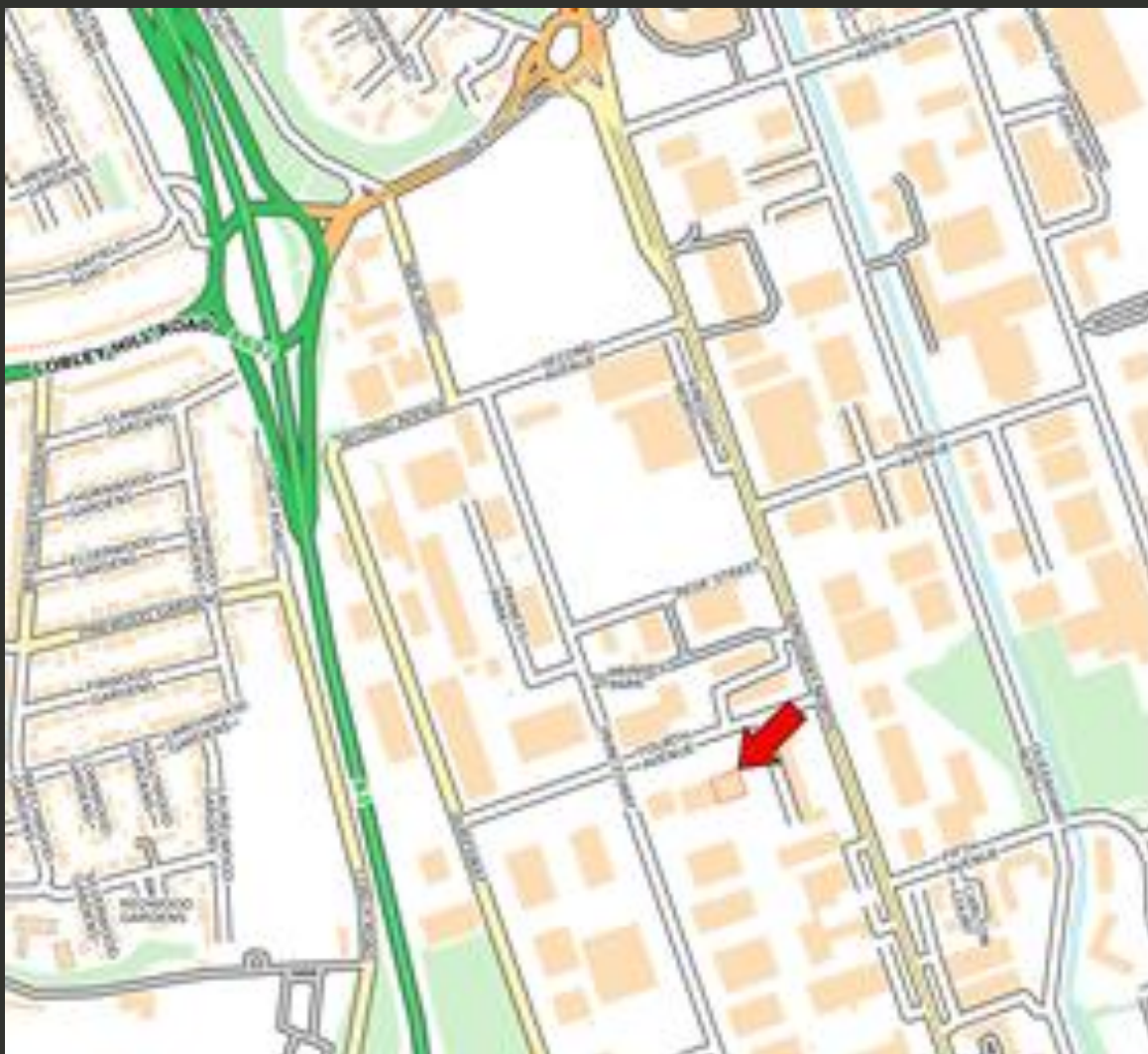
VAT

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

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

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



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

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