

To Let



Unit 1, Ninth Avenue East

Team Valley Trading Estate, Gateshead, NE11 0EH

 **naylors**

To Let

Modern Semi-Detached Warehouse/Office Unit

9,089 Sq Ft (844.43 Sq M)

- Due to be refurbished
- Well positioned unit adjacent to the A1 located within a well-established development
- Nearby occupiers include Smiths News, Bunzl, PFS and DHL

Location

The property is located within Team Valley Trading Estate, one of the North East's busiest and most important commercial estates. The Team Valley covers a total area of approximately 238 hectares and provides in excess of 650,000m of commercial accommodation.

Ninth Avenue East is located to the north of Team Valley Trading Estate, adjacent to Queensway, one of the main thoroughfares running through Team Valley and The Avenues which connects to the southern access of the estate. The estate is approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South

Description

The property comprises the following:

- Semi-detached, warehouse/office unit of steel portal frame construction with brick work/block work walls and insulated profile metal clad elevations
- Pitch roof with translucent lights.
- Offices over two floors with WCs and tea points which will undergo refurbishment including suspended ceilings, carpets, LED lighting, electric wall mounted radiators and decorated throughout.
- Warehouse eaves approximately 6m with a covered loading area approximately 5.6m x 7m with a roller shutter door measuring 3.5m x 4.8m.

Services

We understand all mains services are connected to the property including three phase electricity.

Terms

The property is available on a new FRI lease for a term of years to be agreed.

Rent

£83,000 per annum.

Service Charge

There will be a service charge payable for the maintenance of the estate and buildings insurance.

Accommodation

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

Ground Office:	910 sqft	(84.55 sq m)
First Office :	904 sqft	(84.01 sq m)
Warehouse:	6,810 sqft	(632.64 sq m)
Total:	8,624 sqft	(901.19 sq m)
Canopy:	465 sqft	(43.24 sq m)

EPC

The property has an EPC rating of C57.

Rateable Value

The Rateable Value (April 2023) is £49,500.

Legal Costs

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

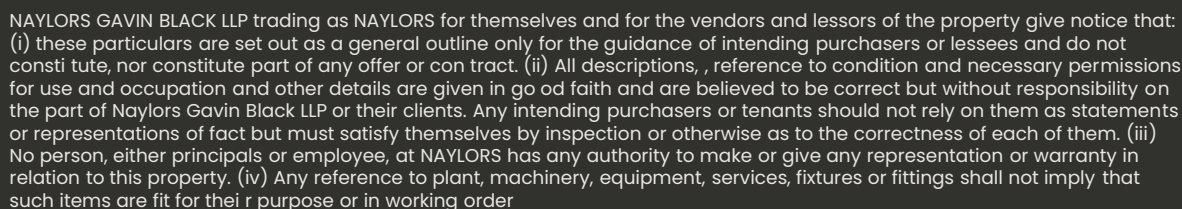
VAT

All figures quoted are exclusive of VAT where chargeable.

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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