

To Let



Unit 16, Dukesway East

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

 **naylors**

To Let

Prominent Industrial Warehouse Unit

28,614 Sq Ft (2,658 Sq M)

- Central location on the region's premier industrial estate
- Easy access to the A1 and 4 miles from Newcastle City Centre
- Subject to refurbishment
- Internal clear height 8m



Location

Team Valley Trading Estate is regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people. It offers an array of many amenities including hotels, restaurants, cafes, as well as a retail park, shops and financial services.

Access to the region's main arterial route is unrivalled with the estate bound on the west by the A1. Newcastle upon Tyne city centre is located 4 miles to the north. Dukesway is one of the main thoroughfares within the estate and connects Tenth Avenue with Kingsway, the main dual carriageway running through the estate which connects the A1 at either end.

There are many bus connections running through the Team Valley itself which connects to the wider road network and Gateshead Metro Interchange.

Description

The property comprises a prominent detached industrial warehouse which was built in the 1990's comprising of steel frame construction with clad elevations and roof.

There are well-fitted floor offices over two floors where at ground floor comprise a reception, open plan office, meeting rooms/stores, WCs and canteen. These areas have LED lighting, suspended ceilings, double glazed windows and air mounted heaters.

The first floor offices comprise an open plan office with meeting rooms and tea point and provide the same specification as ground floor.

The warehouse is open plan and provides toilets, showers and canteen. There are two electric roller shutter doors measuring 5.1m wide by 5m high.

The eaves height extends to 8m and there is LED lighting throughout.

Externally there are 14 car parking spaces fronting the property with a number to the rear. There is an extensive fenced and gated yard.

Accommodation

The unit provides the following Gross Internal Areas:

Warehouse & Ground Flr Offices	27,112 sq ft	(2,518 sq m)
First Flr Offices:	1,502 sq ft	(139 sq m)
TOTAL GIA:	28,614 sq ft	(2,658 sq m)

Terms

The property will be available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£248,325 per annum.

Rateable Value

The Valuation Office Agency website describes the property as: Warehouse and Premises.

Rateable Value (2023 List): £154,000.

Legal Costs

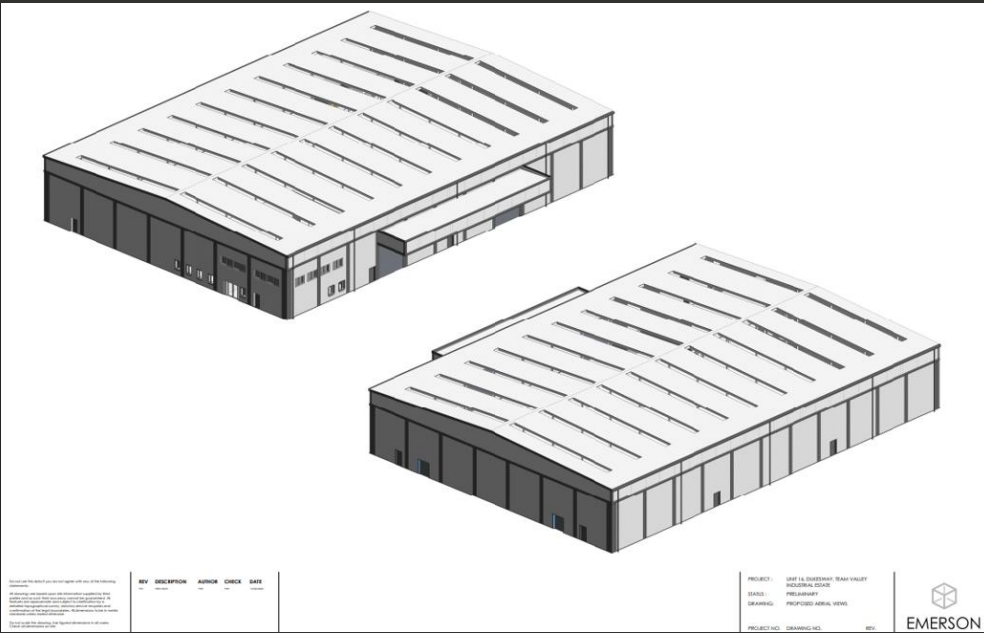
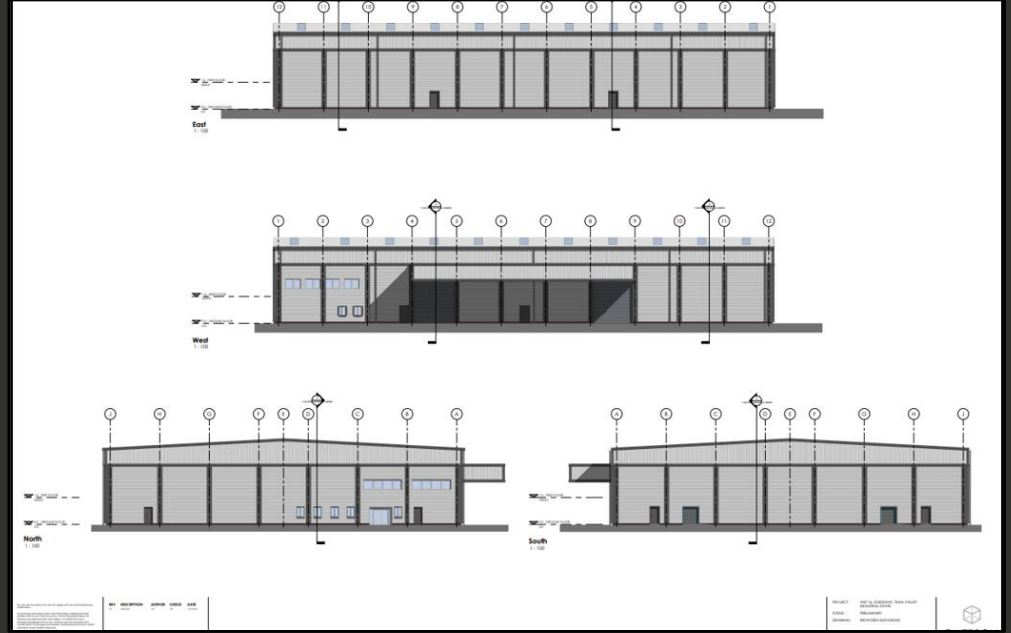
Each party to be responsible for their own legal costs incurred in this transaction.

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).





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