

To Let



256D Kingsway Trade Park

Team Valley Trading Estate, Gateshead

 **naylors**

To Let

Prominent Trade Park Unit

2,458 Sq Ft (228.35 Sq M)

- Well located trade park off busy Kingsway Dual Carriageway
- Excellent access to the region's key road networks including A1
- Open plan arrangement with ladies & gents WC facilities
- Clear internal height of 4.6m
- Rent: £23,350 per annum

Location

Kingsway Trade Park is located on Kingsway North, the dual carriageway which forms the main spine road through the well-established Team Valley Trading Estate in Gateshead.

Team Valley Estate is generally regarded as the premier estate in the region, boasting over 700 businesses 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.

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.

Description

The recently refurbished unit is situated on the end of a terrace of 3 units and offers the following:

- Open plan trade / storage unit
- WC facilities
- Ceiling mounted gas blower heating
- Electrically operated insulated sectional up and over door
- Concrete floor throughout
- High level of natural light
- Clear internal height of 4.6m
- Ample parking

Accommodation

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

Unit 256D	2,458 sq ft	(228.35 sq m)
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Terms

Unit 256D is available on a full repairing and insuring lease at a rent of £23,350 per annum exclusive.

EPC

Unit 256D has an Energy Performance Rating of C67.

Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £15,250.

It is recommended that interested parties visit www.voa.gov.uk for further information or for guidance on what business rates they might pay.

Legal Costs

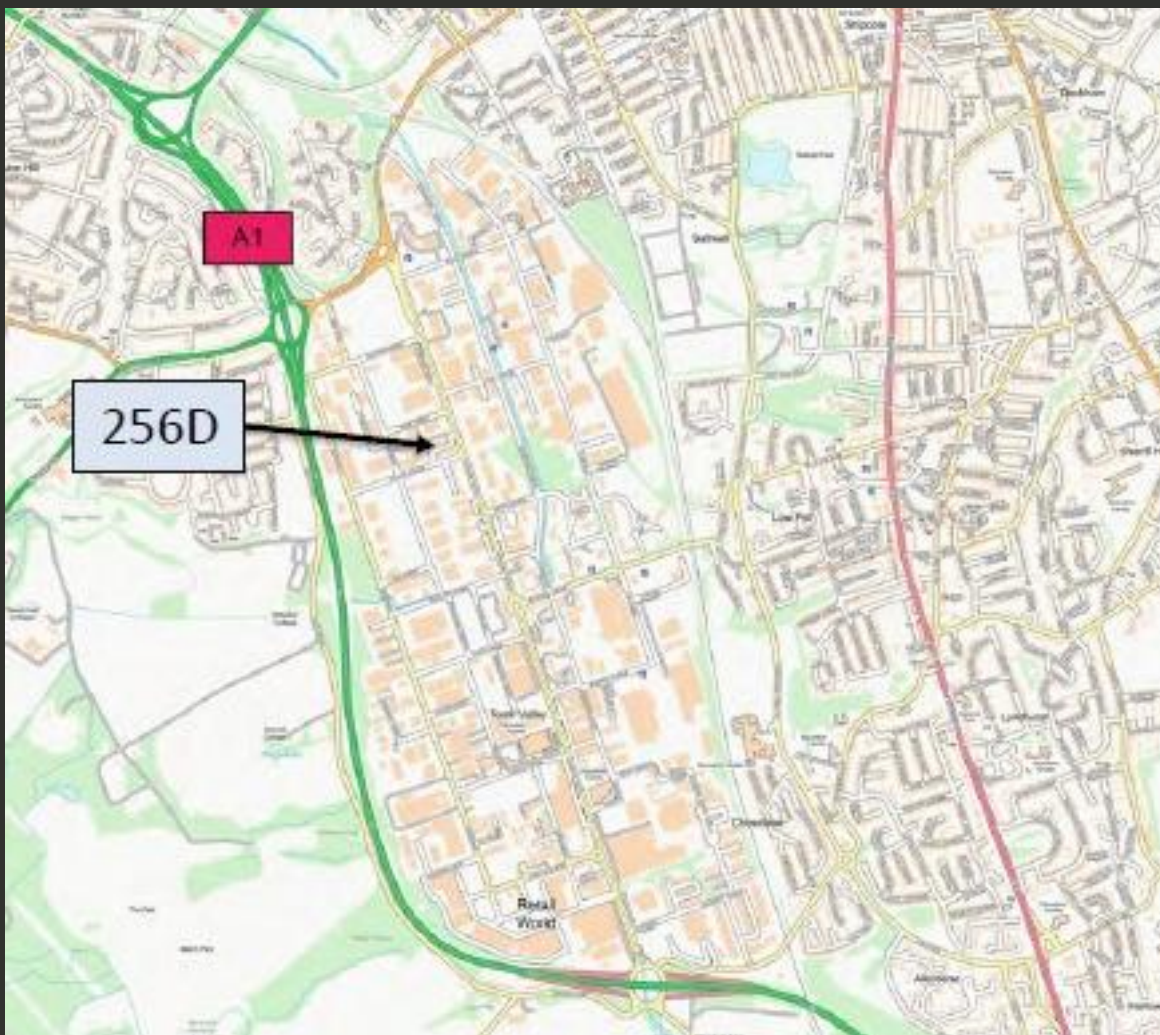
Each party to be responsible for their own legal costs incurred in this transaction.

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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