

To Let



Unit B8 The Avenues

Team Valley Trading Estate, Gateshead, NE11 0NJ

 **naylors**

To Let

Industrial Unit

1,722 Sq Ft (159.9 Sq M)

- Rarely available
- Refurbished space
- Well located close to the A1

Location

The Avenues are located on Eleventh Avenue on Team Valley Trading Estate. Team Valley 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 unit comprises the following:

- Mid-terrace warehouse/workshop unit with blockwork walls and metal profile sheet roof with skylights.
- Freshly redecorated and new LEDs installed with concrete flooring throughout.
- WC facilities on ground and mezzanine with kitchenette and security alarm/smoke detection system.
- Stairway access to mezzanine leading to a space for office accommodation or storage.
- Unit accessed via personnel door or roller shutter measuring 2.5m by 3.6m.
- Minimum eaves excluding mezzanine is 4.6m.

Accommodation

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

Ground Floor:	1,007.8 sqft	(93.5 sq m)
Mezzanine:	714.3 sqft	(66.4 sq m)
Total:	1,722 sqft	(159.9 sq m)

Terms

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

Rent

Quoting £15,000 per annum exclusive.

EPC

C(65).

Rateable Value

The current Rateable Value is £8,600 (1 April 2023 to present).

Service Charge

Please contact Naylors for more information.

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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