

To Let



Unit 15 Earls Park North, Earlsway

Team Valley Trading Estate, Gateshead, NE11 0RQ

 **naylors**

To Let

Industrial Unit

5,129 Sq Ft (476.50 Sq M)

- Modern unit with office space
- Excellent access to A1 and within 5 miles of Newcastle City Centre
- Clear eaves height of 7.5m
- Trade counter

Location

Earls Park North is located at the northern end of Earlsway within the popular and well-established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 4 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network. The unit is accessed via Earlsway, one of the main thoroughfares on Team Valley Estate, and forms part of the newly developed Earls Way Trade Park Estate.

Description

The subject property comprises the following:

- End-terrace warehouse unit.
- Steel portal frame construction with insulated profile steel sheeting to external walls and pitched roof with translucent roof lights.
- Warehouse has concrete floor and LED lighting
- Minimum eaves height of 5.7m and a maximum of 8.7m to the apex.
- Access via two sectional up and over doors measuring 4.5m wide x 4.9m high, opening up to a loading forecourt/parking area.
- Two small office areas, kitchen point and WC facilities.

Accommodation

The premises have been calculated to have the following Gross Internal Area (GIA):

Unit 15:	5,129 sqft (476.50 sq m)
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Rent

£38,450 per annum exclusive.

EPC

The property has an energy performance rating of B (47).

Rateable Value

Rateable Value £29,000 (1 April 2023 to present).

Services

The unit benefits from three phase electricity, gas supply and water. Interested parties are advised to make their own enquiries in this respect.

Service Charge

Approximately £4,331 per annum exclusive for the year ending 31 December 2026.

Insurance

Approximately £1,364 per annum exclusive for the current premium year.

Legal Costs

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

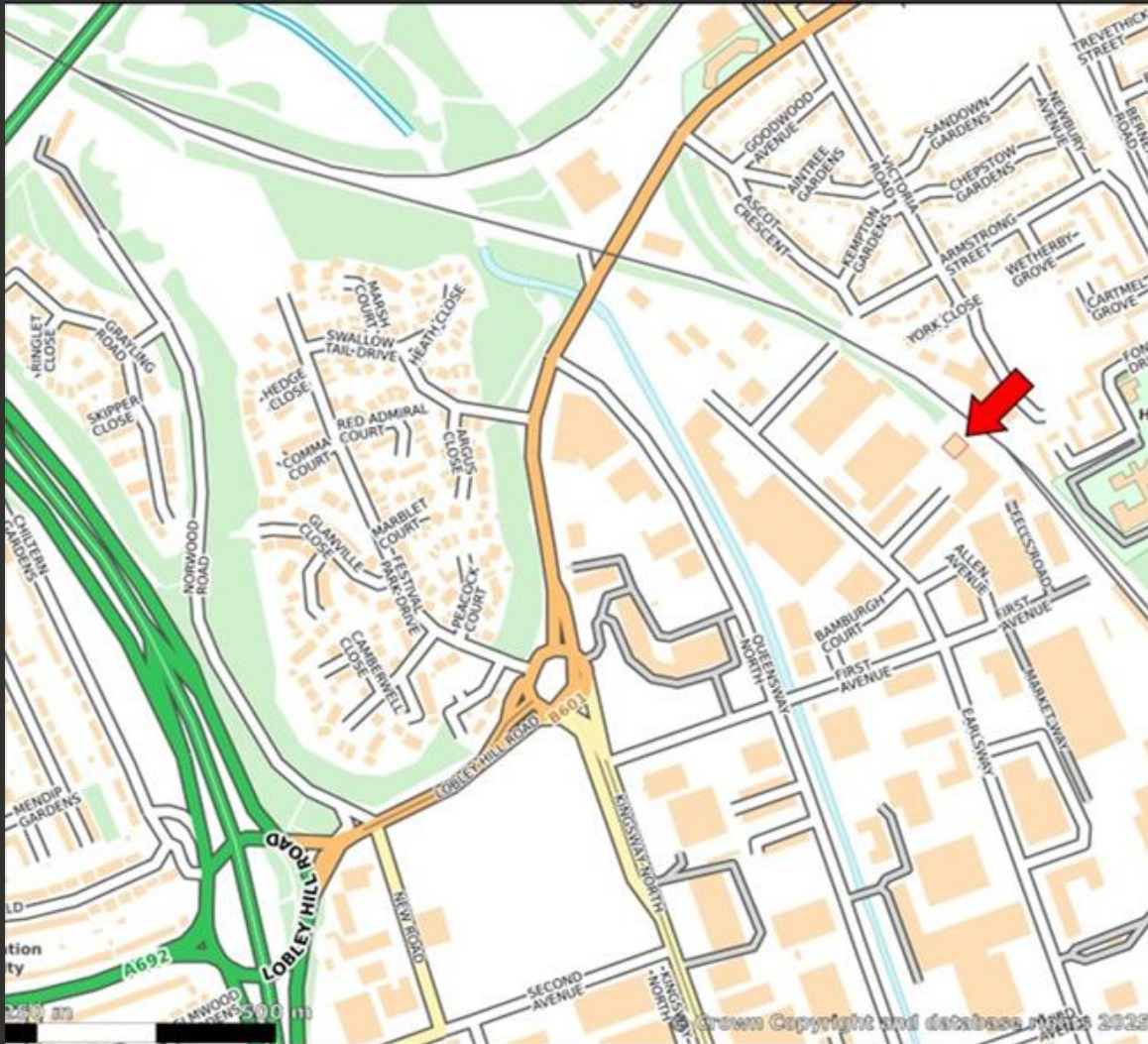
VAT

All figures quoted are exclusive of VAT, which may be applicable.

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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