

To Let



Unit 384E Jedburgh Court

Team Valley Trading Estate, Gateshead, NE11 0BQ

 **naylors**

To Let

Industrial Unit

2,530 Sq Ft (235 Sq M)

- Excellent location
- Industrial unit with office accommodation
- Estate parking
- Subject to refurbishment



Location

The property is located within Team Valley Trading Estate, the North East's premier commercial estate which covers approximately 238 hectares and provides in excess of 650,000m of commercial accommodation. The estate lies 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.

Jedburgh Court is located just off Eleventh Avenue, approximately 400m from the A1's most southern junction with Team Valley and opposite the Sainsbury's supermarket. It is a development of 37 units divided into four blocks.

Description

The property comprises the following:

- Single-storey end-terrace.
- Steel portal frame construction with brick and block work to front, side and rear elevations and profile sheet cladding above.
- Open plan workshop area with concrete flooring and LED lighting.
- Small enclosed office area, kitchenette and WC facilities.
- Roller shutter door measuring 3m wide by 3.5m high.
- Minimum eaves to the haunch is 3.67m rising to a maximum at the apex of 3.7m.
- External private parking area for up to 16 cars.

Accommodation

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

Unit 384E: **2,530 sqft** (235 sq m)

Terms

The unit is available by way of new FRI lease for a term to be agreed.

Rent

£23,400 per annum exclusive.

EPC

The EPC is predicted to be C rating on completion of refurbishment.

Rateable Value

The unit is £15,750 in the April 2023 List.

Service Charge

Please contact Naylors for more information on the service charge.

Legal Costs

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

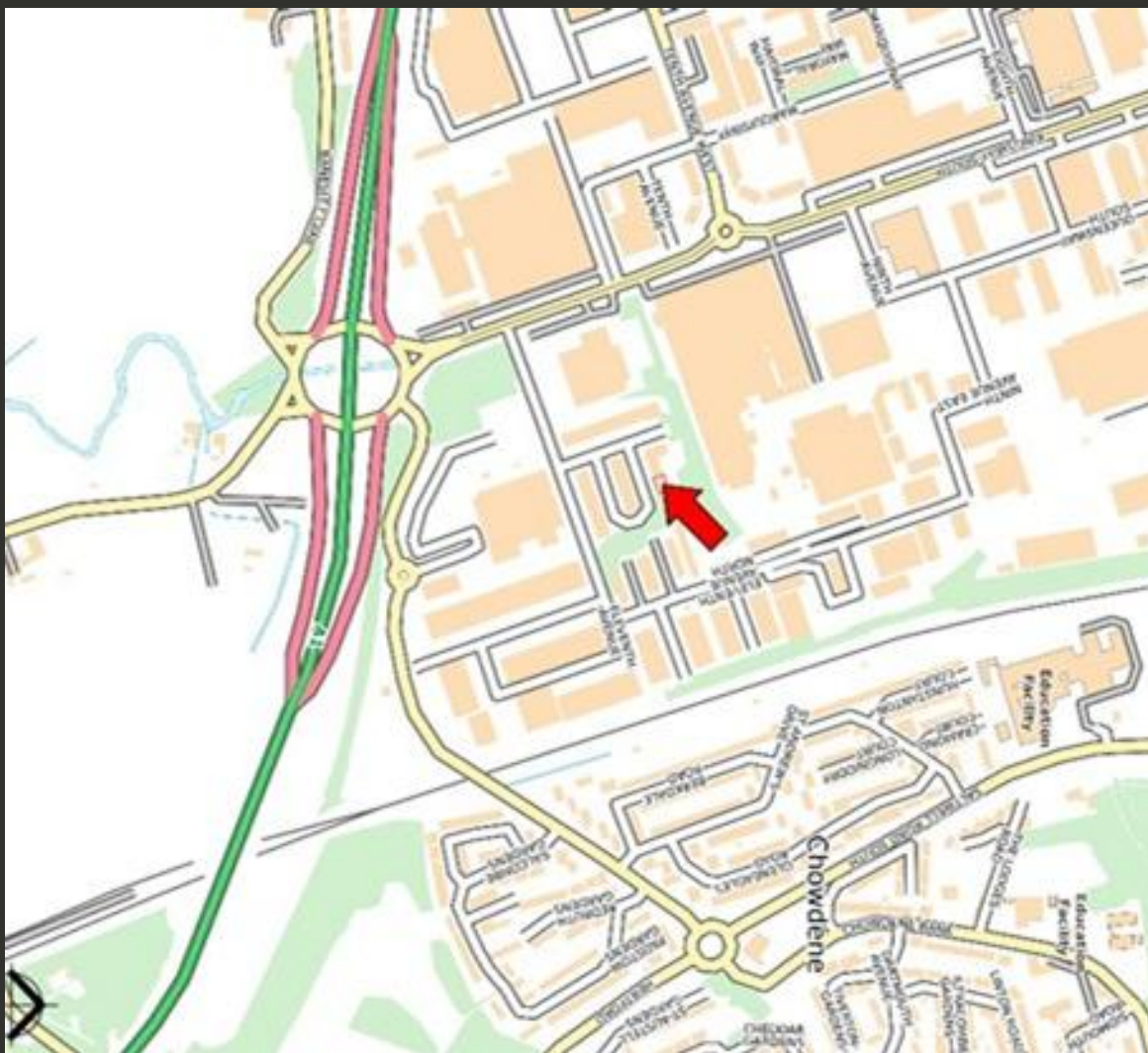
VAT

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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