

To Let



Unit 13, Kingsway Interchange

Team Valley Trading Estate, Gateshead, NE11 0JY

 **naylors**

To Let

Mid-Terrace Warehouse/Industrial Unit

4,999 Sq Ft (464.41Sq M)

- Excellent location
- Highly regarded trade park
- Dedicated parking and loading areas
- Electric loading doors
- Staff offices and welfare facilities



Location

The property is located on Kingsway Interchange at the southern tip of Team Valley. Team Valley is located next to the A1 with immediate access to the key arterial routes from both the north and south gateways to the estate. It is a strategic position within the region with great connectivity and is well served by public transport.

Kingsway Interchange itself is a well-regarded trade park location with many national trade occupiers currently residing within the estate.

Description

The property comprises the following:

- Mid-terrace trade counter/warehouse unit.
- Brick and clad elevations set under a profile sheet roof containing circa 10% skylights.
- Concrete flooring and LED high bay lighting.
- Painted concrete floor and LED lighting.
- Minimum eaves height of 6m to the haunch rising to a maximum eaves height of 9m at the apex.
- Electrically operated up and over roller door provides access to the warehouse measuring 4.6m wide by 4.9m high.
- Pedestrian access to trade counter area with office and showroom space.
- Amenity block containing kitchenette and WCs.
- Loading apron and parking available to the front of the unit.

Accommodation

The property comprises the following net internal areas:

Unit 13:	4,999 sqft (464.41 sq m)
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Terms

The property is currently subject to a lease dated 19 December 2019 between UK Land Estates (Landlord) and UK Plumbing Supplies Limited (Tenant) for a term of 10 years expiring 14 October 2029.

The property is available either by way of an assignment or sub-letting of our client's existing leasehold interest.

Rent

The current passing rent is £48,000 per annum.

EPC

The current rating is C 67.

Rateable Value

The current Rateable Value (April 2026) is £36,500.

Legal Costs

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

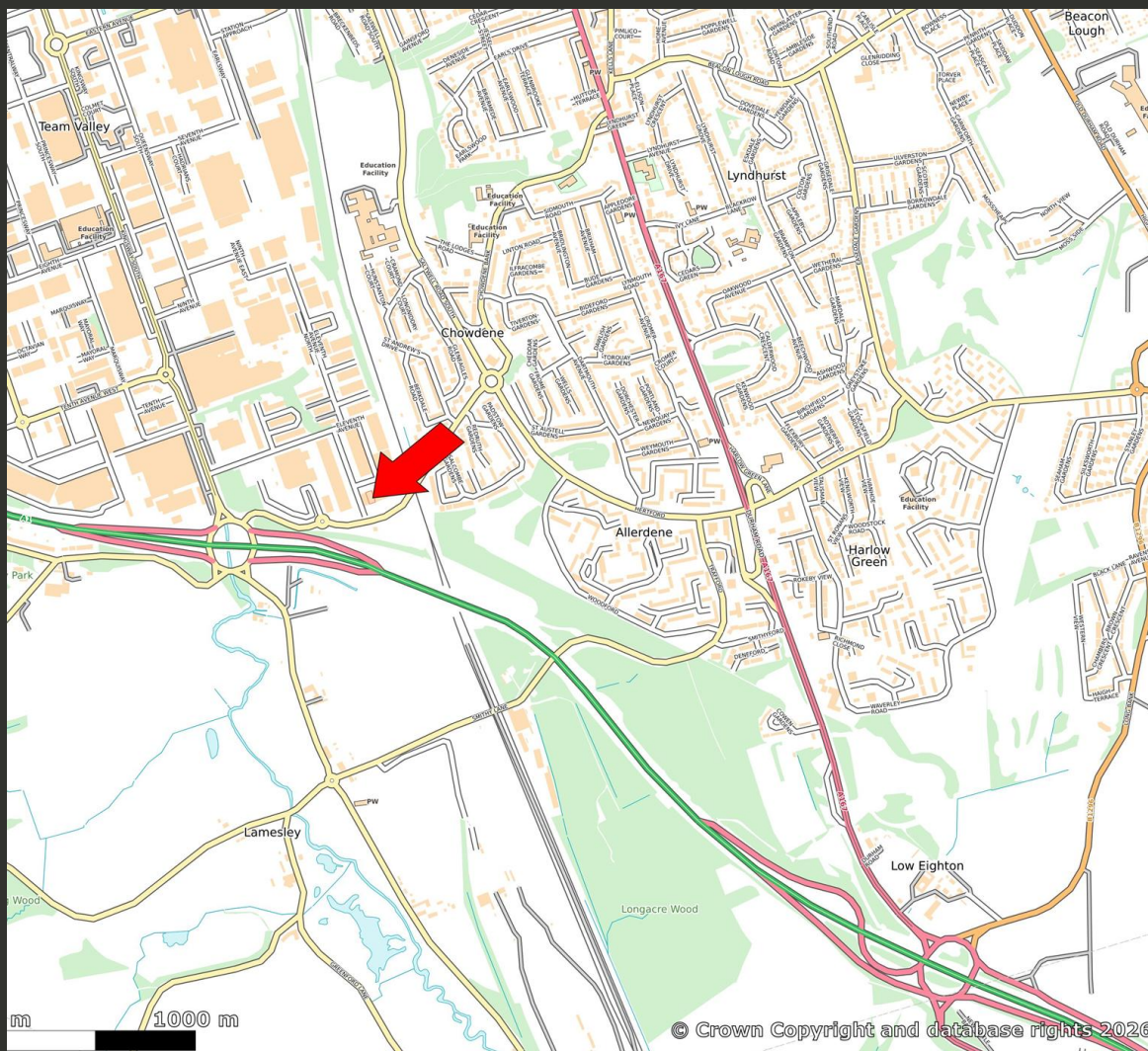
VAT

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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