

To Let



Units 1 & 4, Ninth Avenue East

Team Valley Trading Estate, Gateshead, NE11 0EJ

 **naylors**

To Let

Industrial / Workshop Unit

953 – 964 Sq Ft (88.56 – 89.56 Sq M)

- Available now
- Excellent starter units
- Located within the region's premier industrial estate
- Workshops with amenity space and parking

Location

The properties are located on Ninth Avenue East towards the south of Team Valley. Team Valley Trading Estate 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 in a strategic position within the region, with great connectivity and is well served by public transport.

Description

The units are terraced industrial/workshop units.

Internally, both are broadly open plan space including entrance porch, single WC and enclosed kitchenette area.

The warehouse benefits from concrete flooring and high bay LED lighting, along with a three phase electricity supply. A manually operated roller shutter door provides access to the warehouse space measuring 2.8m wide by 2.8m high. Minimum eaves height in the warehouse is 3.75m to the haunch extending to 5.25m at the apex.

Externally, there is a loading apron and parking for circa 2 vehicles per unit.

Accommodation

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

Unit 1	964 sq ft	(89.56 sq m)
Unit 4	953 sq ft	(88.56 sq m)

Terms

The properties are available by way of new FRI leases for a term of years to be agreed.

Rent

Quoting £9,160 per annum exclusive per unit.

EPC

Unit 1 – D 90.

Unit 4 – C 54.

Rateable Value

Unit 1 – (April 2026) £9,500.

Unit 4 – (April 2026) £9900.

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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