



To Let

Unit 2 Derwent Court

Earlsway, Team Valley Trading Estate, Gateshead, NE11 0TY

 **naylors**

To Let

Modern Industria/ Warehouse Unit

12,594 Sq Ft (1,170 Sq M)

- Modern end-terraced industrial unit with offices
- Located within the popular Team Valley Trading Estate
- Hardstanding yard and car park to the front



Location

The property is located on Earlsway on the Earls Park North Development. Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. Team Valley is the premier mixed use business location in the region totalling around 280 hectares (700 acres) and is home to a wide variety of businesses.

Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services.

The property is situated on a modern scheme comprising of 6 units spread over 2 terraces with occupiers including AMD Specialist Coatings and Salon Services.

Description

The unit is of modern steel portal frame construction with insulated profile sheet cladding to the walls and roof. There are two storey offices across the front of the property which include a mix of cellular and open plan offices which have LED lighting, suspended ceilings with gas heating and a mix of carpets and hard wood flooring. There are toilet facilities over both floors together with a teapoint.

The warehouse area includes high bay LED lighting, gas blower heaters and an eaves height of 6m with an electric roller shutter door measuring 5.4m x 5.4m.

Externally there are approximately 16 car parking spaces together with a concrete yard.

Terms/Rent

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £101,000 per annum exclusive.

Accommodation

The property has been measured and comprises of the following areas on a GIA basis:

Ground Floor Office	1,615 sq ft (150 sq m)
First Floor Office	1,615 sq ft (150 sq m)
Warehouse	9,364 sq ft (870 sq m)

GIA: **12,594 sq ft** (1,170 sq m)

EPC

The property has an EPC rating of B 47.

Rateable Value

The Valuation Office Agency describes the property as Warehouse and Premises.

Rateable Value (2026 List): £90,000.

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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