



Seventh Avenue / Kingsway

Team Valley Trading Estate, Gateshead

 **naylors**

For Sale / To Let

Industrial Unit

57,183 Sq Ft (5,312.61 Sq M)

- Prominent corner position on Kingsway
- Excellent links to A1(M)
- Flexible lease terms available
- Close to a number of local amenities



Location

The subject premises are located on the corner of Seventh Avenue / Kingsway, Team Valley Trading Estate, Gateshead.

Team Valley Trading Estate is the regions foremost mixed-use business estate, offering circa 700 acres in total. This location has the benefit of Sainsbury's Supermarket, Retail World and Hotel along with general commercial, industrial and office space, providing employment for circa 15,000 people.

This location benefits from good passing traffic and has excellent communication links to the A1(M), which lies several minutes drive away.

All local amenities and services are situated a short distance away.

Description

The subject premises comprises a self-contained factory / production facility, offering two storey office/storage accommodation with yard and car parking.

The main building is constructed of steel portal framed design with brick and glazed elevations under a pitched roof. The offices are of brick construction with flat felt roof over, providing a combination of open plan, cellular offices, along with reception, W.C facilities and welfare facilities.

The property has been extended to provide an additional workshop which has an eaves height of 6m.

There is LED lighting throughout together with gas fired heating.

Tenure

The property is held on a ground lease for a term of 99 years from 24 June 1974 at a passing ground rent of £36,800 reviewable every 20 years.

Accommodation

The property comprises the following approximate sizes:

Offices	3,585 sq ft	(333.1 sq m)
Warehouse/		
Production	50,468 sqft	(4,688.7 sq m)
Mezzanine	3,130 sqft	(290.81 sq m)
Total GIA	57,183 sqft	(5,312.61 sq m)

Terms

The property is available for sale or to let on terms to be agreed.

Price

On application.

Rent

£150,000 per annum exclusive.

EPC

A copy of the EPC is available upon request.

Rateable Value

The Valuation Office Agency website described the property as 'Factory and Premises'.

Rateable Value (2026 List): £175,000.

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 purchaser(s)/tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Keith Stewart
T: 07796 302 147
E: keithstewart@naylor.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk