



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

£625,000 for the long leasehold interest.

Rent

£100,000 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).





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