



To Let

232 Dukesway

Team Valley, Gateshead, NE11 0PZ

 **naylors**

To Let

Warehouse Unit

25,381 Sq Ft (2,358 Sq M)

- Well established estate
- Available now
- Excellent location close to regional motorway network

Location

The premises are situated on the Team Valley Trading Estate three miles south of Newcastle upon Tyne city centre. The Estate covers an area of approximately 705 acres with in excess of 650,300m² (7,000,000 sq ft) of business space.

The property occupies a prominent corner site fronting onto Dukesway, one of the principal estate roads serving Team Valley. The unit is close to Team Valley Retail Park where occupiers include M&S, Halfords, Boots and Currys.

The property has excellent access to the west and south by way of the A1 dual-carriageway.

Newcastle International Airport lies approximately 10 miles north west of Team Valley with regular daily domestic, European and International departures.

Description

The property comprises a single storey detached warehouse with attached single storey office accommodation. The unit is of steel portal frame construction with external profile steel cladding. The roof is of profile steel deck construction with external insulated felt covering.

The unit provides warehouse/production space with LED lighting and gas blower heaters, 2 x loading doors, canteen, WC facilities and an eaves height of approximately 5.4m.

The offices provide WC's, suspended ceilings, LED lighting and heating by way of a gas fired central heating supplying radiators.

Externally the site, which extends to .651 hectares (1.608 acres), has an extensive tarmacadam parking area for 49 cars and a yard area.

There is an extensive power supply on site with a dedicated sub-station.

Accommodation

The premises comprise the following gross internal areas:

Main Production Area:	20,677 sqft	(1,921 sq m)
Office/Mess Room:	2,476 sqft	(230 sq m)
Offices:	2,228 sqft	(207 sq m)
TOTAL:	25,381 sqft	(2,358 sq m)

Terms

The premises are offered to by way of a new FRI lease for a term to be agreed.

Rent

£165,000 per annum exclusive.

Rateable Value

Rateable Value 2026 List: £120,000.

EPC

TBC

Legal Costs

Each party to be responsible for their own legal and professional costs.

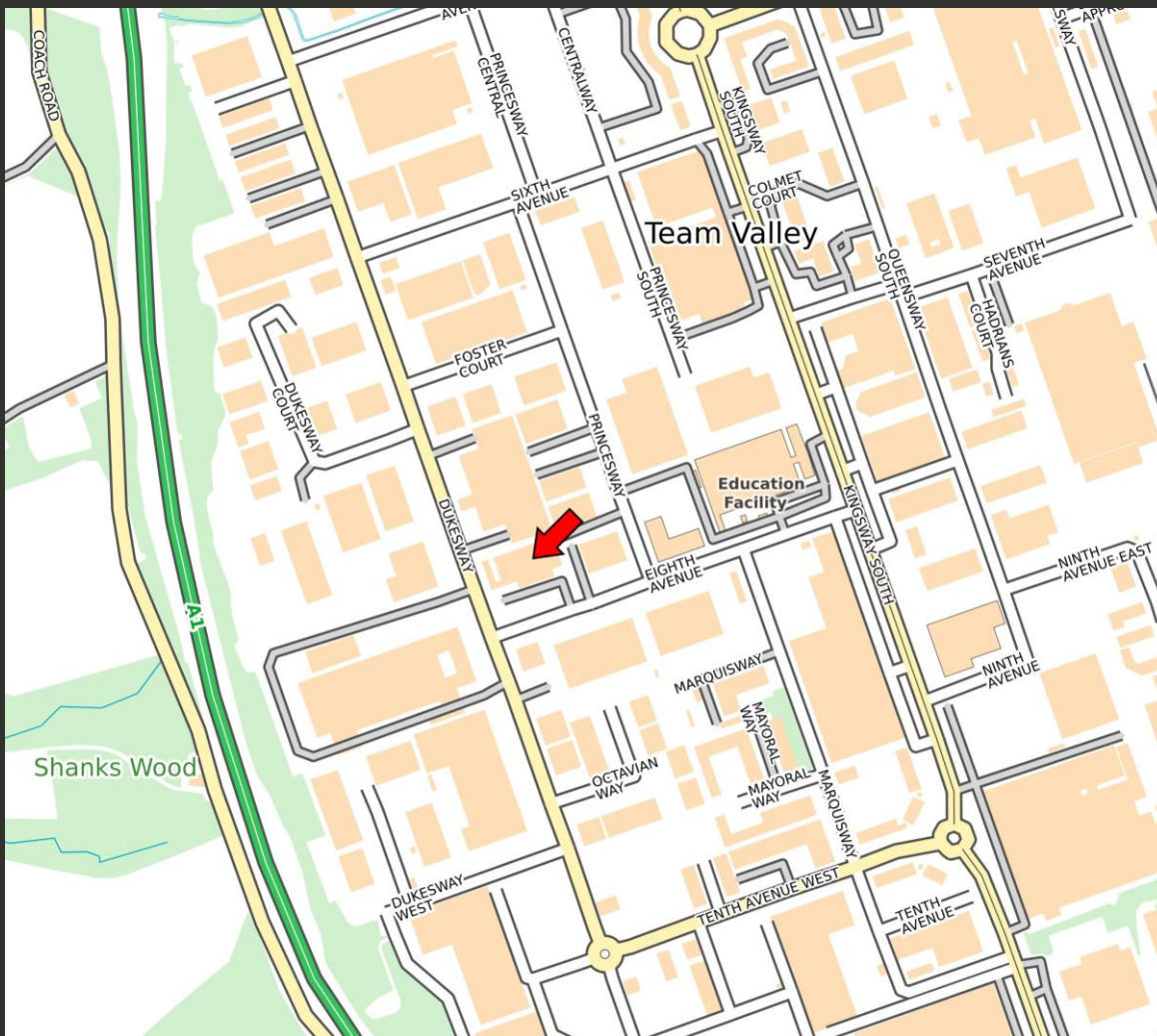
VAT

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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