

To Let

LOGOSUNLIMITED
TEAM VALLEY
EMBROIDERED WORKWEAR - SCHOOLWEAR - PRINT



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LOGOSUNLIMITED



EMBROIDERED
WORKWEAR
SCHOOLWEAR
PRINT
OPEN HOURS

MONDAY - FRIDAY
9:30AM - 4:00PM

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Bathroom Show
Entrance

Supply

Design

322D Mayoral Way

Team Valley, Gateshead, NE11 0RT

 **naylors**

To Let

Warehouse Unit

1,160 Sq Ft (107.77 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 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 well-presented single-storey commercial unit extending to approximately 1,160 sq ft, offering flexible accommodation suitable for a variety of uses including trade counter, showroom, light industrial, warehouse, production, or office occupiers (subject to any necessary consents).

Constructed with a steel frame and benefiting from a prominent frontage, the accommodation provides an open-plan warehouse/workspace with integrated office areas and ancillary accommodation. The unit benefits from LED lighting throughout, WC facilities, and a practical internal layout suitable for a range of operational requirements.

Loading access is provided via a roller shutter door measuring approximately 3m x 3m, allowing convenient loading and servicing access. The warehouse area offers a minimum eaves height of approximately 3.2m rising to a maximum of 4.4m, creating useful storage and operational space.

Externally, the property benefits from forecourt/loading provision and good accessibility, with the unit occupying an established commercial location.

Accommodation

The premises comprise the following gross internal areas:

Ground Floor: **1,160 sqft (107.77 sq m)**

Terms

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

Rent

£11,000 per annum exclusive.

Rateable Value

Rateable Value 2026 List: £10,000.

EPC

D (77).

Legal Costs

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

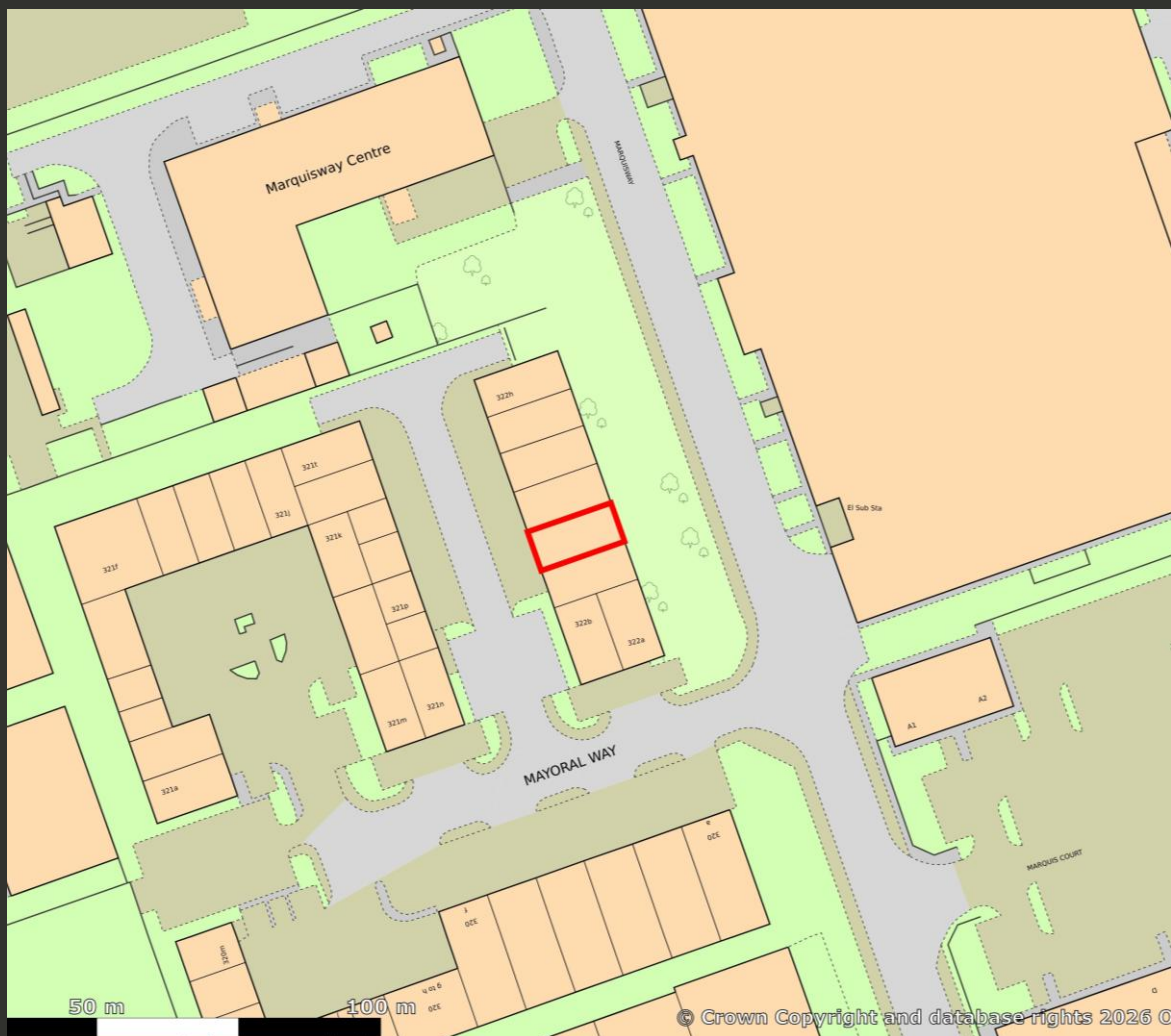
VAT

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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