

**For Sale /
May Split**



Unit 320A & 320B Mayoral Way

Team Valley Trading Estate, Gateshead, NE11 0RT

 **naylors**

For Sale / May Split

Industrial Unit

3,874 Sq Ft (359.88 Sq M)

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

Location

The premises are situated on 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 650,300m (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 two terraced industrial units of steel portal frame construction with block work and clad elevations set under a pitched steel profile sheet roof, which has recently been overclad. One unit is end of terrace and the other mid-terrace.

Internally, the two units are currently operated as one single unit with the partial removal of the dividing block wall. Both units have their own utility supplies, making reinstatement of two separate units possible should a buyer require this.

Each unit has concrete flooring, suspended gas blower heater and fluorescent tube lighting. Unit 320A contains a show room space, enclosed office area with storage mezzanine above along with a separate WC block to the rear of the warehouse. Unit 320B is a broadly open plan space with small office next to the front entrance and WC/kitchenette space to the rear. Minimum eaves height is 4.28m to the haunch extending to 5.65m at the apex. Each unit contains a roller shutter door measuring 3.27m wide by 3.61m high.

Externally, the front of each unit opens out onto a block paved loading apron along with visitor and staff parking.

Accommodation

Each unit has the following Gross Internal Area:

Unit 320A:	1,938 Sq Ft	(180.02 Sq M)
Unit 320B:	1,936 Sq Ft	(179.86 Sq M)
TOTAL:	3,874 Sq Ft	(359.88 Sq M)

Tenure

The units are held by way of long leasehold for a term of 125 years from 25th December 1984.

Quoting Sales Price

Our client is seeking offers in the region of £310,000 exclusive for their long leasehold interest.

Ground Rent

There is a ground rent payable for each unit with the current figures being:

320A – £1699.44 per annum exclusive
320B – £1699.44 per annum exclusive

Service Charge

There is a service charge payable with the figure currently being £1314.40 exclusive per annum per unit.

Rateable Value

The rateable value for each unit (April 2026):

320A: £14,250
320B: £14,250

EPC

The unit has a current rating of B 45.

VAT

All prices and rents will be subject to VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.





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