

For Sale



Unit 320E Mayoral Way

Team Valley Trading Estate, Gateshead, NE11 0RT

 **naylors**

For Sale

Industrial Unit

1,967 Sq Ft (182.37 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 a mid-terrace industrial unit of steel portal frame construction with block work and clad elevations set under a mono pitch steel profile sheet roof with circa 10% skylights.

Internally the property has been extensively fitted out to suit the seller's business including several cellular office spaces, an entrance lobby, along with a boardroom, workshop area and storage area with access from the main roller shutter door. To the rear of the property there is also a kitchenette and male/female WCs.

The warehouse is laid with concrete flooring and the majority of the property has a suspended ceiling with recessed fluorescent tube lighting. The workshop bay also has high bay fluorescent tube lighting. Minimum eaves height in the warehouse area is 4.72m at the haunch. The property also has a roller shutter door which is manually operated and measures 3.22m wide x 3.61m high. Externally the property has a concrete loading apron with additional space for customer and staff parking.

Tenure

The unit is held by way of long leasehold for a term of 125 years from 25 December 1984.

Accommodation

Unit 320E **1,967 sq ft** (182.37 sq m)

Quoting Sales Price

Our client is seeking offers in the region of £180,000 exclusive for their long leasehold interest.

Ground Rent

There is a current ground rent payable for the unit with the figure being £1,699.44 per annum exclusive.

Service Charge

There is a service charge payable with the figure currently being £1,251.76 exclusive per annum.

EPC

Please contact Naylors.

Rateable Value

The current rateable value of the unit (April 2026) is £14,250.

Legal Costs

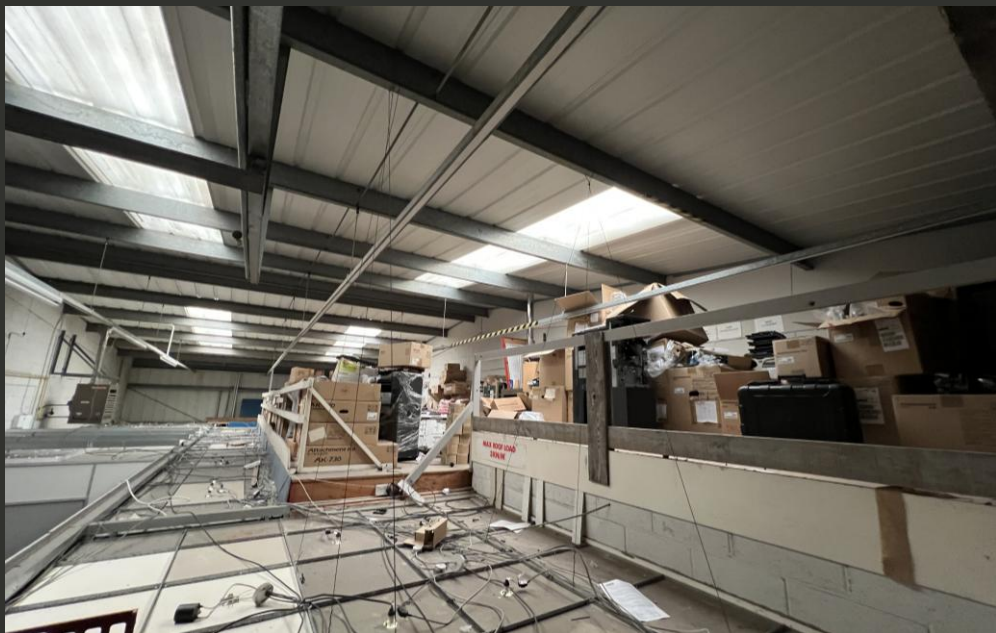
Each party to be responsible for their own legal costs incurred in this transaction.

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).







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