



356D Dukesway Court, Gateshead NE11 0BH

**TO LET
FOR SALE**

Industrial Warehouse Unit

**7,891 Sq Ft
(733 Sq M)**

DESCRIPTION

An end terrace industrial/warehouse unit with trade counter of steel portal frame construction with brick/block and profile sheet clad elevations beneath a dual pitched profile sheet clad roof incorporating translucent light panels. Goods deliveries are by way of a roller shutter door 3m wide by 4.5m high to the warehouse which has a solid concrete floor slab, strip fluorescent lighting, gas fired blower heaters and a timber mezzanine supported by a steel frame. Warehouse min eaves height is circa 4.75m rising to 5.75m at the apex.

- ✓ EPC - D86
- ✓ 3m wide by 5.75m loading door
- ✓ 4.75m minimum eaves
- ✓ Heating and 3 phase power
- ✓ Forecourt parking
- ✓ Good access to A1(M)



LOCATION

Team Valley Trading Estate is the region's premier business park lying adjacent to the A1(M) approximately 3 miles south west of Gateshead and 4 miles south west of Newcastle City Centre. The property is positioned within a cul-de-sac on Dukesway Court less than a mile from junction 67 of the A1(M) and to the south of the A849/A692.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Offices	814	76
Ground Floor		
Industrial/Warehouse	4,517	420
Mezzanine	1,871	174
First Floor Offices	689	64
Total	7,891	733

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

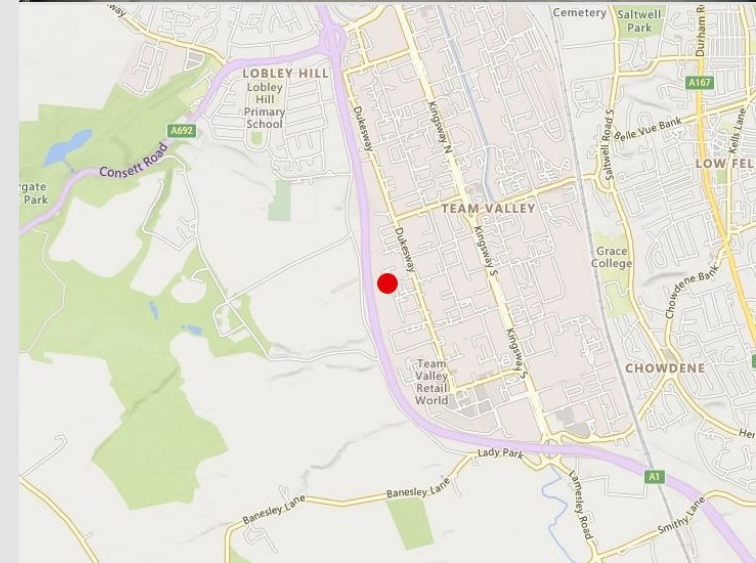
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The unit is assessed as: Ratable Value £34,500 from April 2026

TERMS

Available to let on a new FRI lease for a term and rent review pattern to be agreed at a rent of £47,500 pa or for sale at a price of £495,000 for the long leasehold.



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Regulated by RICS 30-Sep-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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