

For Sale



320J Mayoral Way

Team Valley, Gateshead, NE11 0RT

 **naylors**

For Sale

Industrial Unit

- Available now
- Popular estate location
- Excellent transport links
- Office and workshop accommodation



Location

The property is situated on Team Valley Trading Estate, three miles south of Newcastle upon Tyne City Centre. 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 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 is a mid-terrace industrial unit of steel portal frame construction with blockwork and clad elevations set under a pitched steel profile sheet roof with circa 10% skylights. Internally the property has been fitted out to suit the current owners business needs including several cellular office spaces and entrance lobby along with an open plan office/workshop area.

To the rear of the property there is a kitchenette along with male and female w.c's with one having been converted to an additional shower space. The unit is laid with concrete flooring and the space has been fitted with a suspended ceiling with recessed LED lighting. A staircase leads to a eaves storage mezzanine above the suspended ceiling which provides a useful additional storage space although not full head height. Minimum eaves in the property is 2.36m with suspended ceiling and a roller shutter door which is electrically operated measures 2.87m wide by 2.39 meters high.

Externally the property has a concrete loading apron along with block paved parking spaces available immediately in front of the pedestrian entrance.

Accommodation

The available spaces have areas as follows:

Unit 320J: 1,592 sq ft (147.88 sqm)

Quoting Sales Price

Our client is seeking offers in the region of £145,000 exclusive for their long leasehold interest.

Ground Rent

There is a current ground rent payable for the unit with the figure being £1314.00 per annum exclusive.

Service Charge

There is a service charge payable with the currently being £955.32 exclusive per annum.

EPC

The property has a current rating of C(62).

Rateable Value

Please contact Naylors.

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 buyer(s).





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