

# INDUSTRIAL UNIT TO LET

**Unit 57 Team Valley Business Centre,  
Earlsway, Gateshead, NE11 0QH**



Marketed by: Emma Sellar  
Housing, Environment and Healthy Communities  
Property & Assets  
Gateshead Council, Civic Centre,  
Regent Street,  
Gateshead, NE8 1HH



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**Location:** The Team Valley Business Centre is located on Earlsway, within the popular and well established Team Valley Trading Estate. The Centre is well situated for access to key road networks, with access to the A1 approximately 0.4 miles to the west and approximately 3 miles South of Newcastle.

**Description:** There are seventeen single storey terraced units within the business centre that are used for a mixture of light industrial, storage, distribution and office accommodation purposes. The property is a end-terraced single storey industrial unit of a steel portal framed construction. The external walls are part brickwork, part profiled steel cladding and the pitched roof is profiled sheet cladding, with roof lights. The property benefits from a concrete floor throughout, warehouse area, WC, roller shutter door, front and rear personal door access, fluorescent strip lighting, as well as an office space.

#### **Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

**189.75 sqm (2,042 sqft)**

#### **Use**

Uses within use classes E(g) (Industrial process), B2 (General Industry) or B8 (Warehouse/ Distribution) of the Use Class Order 2020 would be considered. Please note vehicle repair use is not permitted.

#### **Services**

The property benefits from an electricity and water supply.

#### **Lease Details**

The property is available to let on flexible terms. Tenant responsible for all repairs and maintenance, cost of building insurance and service charge. The Landlord will insure the property and recover the costs from the Tenant.

#### **Rent**

£18,500 per annum exclusive, payable monthly in advance.

#### **Service Charge**

Based on current estimates the annual service charge payable is £ 370 per annum. This figure will be subject to annual review and reconciliation.

#### **Business Rates**

The rateable value of the property is estimated at £12,750 per annum. Tenants may be eligible for small business rate relief, dependent on the individuals business circumstances. Interested parties should contact the local rating office on 0191 433 4726 to confirm the rates payable.

#### **Costs**

Any incoming tenant will be responsible for the Landlords reasonable legal and surveyors costs in respect of any transaction.

#### **EPC**

An Energy Performance Certificate is not required for this property.

#### **Viewings and further information**

Please contact:

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