



INDUSTRIAL UNIT TO LET - TEAM VALLEY TRADING ESTATE, GATESHEAD

Unit X234

First Avenue, Team Valley Trading Estate,
Gateshead, NE11 0NU

Industrial TO LET

44,261 sq ft

(4,111.98 sq m)

- Secure Yard Area
- 30 Car Parking Spaces

Unit X234, First Avenue, Team Valley Trading Estate, Gateshead, NE11 0NU

Summary

Available Size	44,261 sq ft
Rent	£170,000 per annum
Rates Payable	£1.35 per sq ft
Rateable Value	£117,000
VAT	Applicable
EPC Rating	B (47)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	34,035	3,161.95	Available
Mezzanine	10,226	950.03	Available
Total	44,261	4,111.98	

Description

An industrial warehouse spanning 36,458 square feet, built with a steel portal frame structure, with part brickwork and cladding elevations. Its roof is characterized by a profile double-pitched clad design. The warehouse provides 30 complimentary parking spots, industrial heating system and a secured yard at the rear.

Tenure - Leasehold available on either an underlease until April 2027 or an assignment of the existing lease. Alternatively, the property may be available on a longer lease. Terms to be agreed.

Property Highlights / Amenities

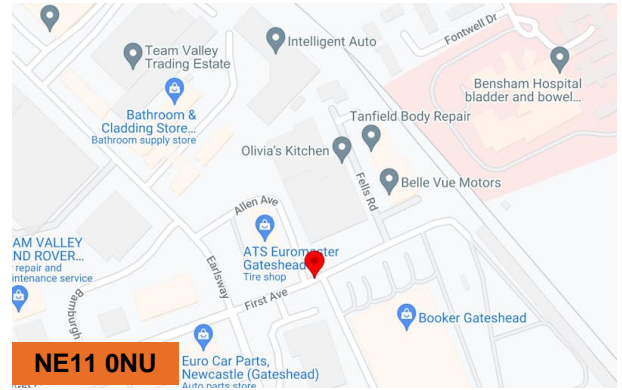
- **Total parking spaces: 30**

Location

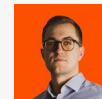
This property is located within Team Valley Trading, the north easts premier commercial estate which covers more than 650,000 m2 of commercial accommodation. The estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and the South.

This property boasts excellent access to public transportation, with Dunston Rail just a brief 5-minute drive away, and Newcastle Central Metro Commuter Rail a mere 7-minute drive away.

Team Valley Trading Estate Park is situated 0.5 miles East of J68 A1 and approximately 2 miles South of Newcastle upon Tyne City Centre. The property's location close to the A1(M) and A194(M) provides quick and easy access to the regional and national Motorway network.



Viewing & Further Information



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