

TO LET

Unit 2 The Dukeries, Dukeway West,
Team Valley, Gateshead, NE11 0PN



Modern Detached Industrial/Warehouse 12,006 ft² (1,114 m²)

- Detached industrial/warehouse with secure yard
- Adjacent to A1(M)
- Approximately 20 car parking spaces
- Recently refurbished
- Available now

For further information please contact:

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: +44 (0)7796 302147

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: +44 (0)7841 764765

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Unit 2 The Dukeries, Dukeway,
Team Valley, Gateshead

Location

The property is located within the Team Valley Trading Estate, one of the North East's busiest and most important commercial areas. It covers a total of approximately 238 hectares and provides in excess of 650,000m² 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.

The Dukeries was constructed in the mid-1990s and comprises a development of 4 units of varying sizes. Other occupiers on the development include Virgin Media, Parker and RS Components.

The scheme sits adjacent to Retail World which houses many brands including M&S, Homebase, Sports Direct and drive-thru operators including McDonalds and Costa Coffee.

Description

The unit comprises a detached warehouse unit of steel portal frame construction with part brick block and part profile steel sheet cladding to the elevations. The roof is of profile sheet cladding with translucent roof lights.

The property has recently been refurbished and provides reception area including toilet facilities on the ground floor whilst on the first floor there are two open plan office areas with WC facilities. These are carpeted throughout with LED lighting, gas central heating and double-glazed

windows.

The eaves height extends to approximately 5.8m with two electric roller shutter doors which open out to an enclosed fenced and gated yard. The production area provides a mix of sodium and LED lighting including gas blower heating.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following gross internal areas:

	M ²	Ft ²
Ground Floor Office	47	509
First Floor Office	139	1,504
Warehouse	928	9,993
Gross Internal Area	1,114	12,006

Terms

The property is available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

£85,000 per annum exclusive.

Services

We understand that all mains services are connected to the property however interested parties should satisfy themselves in this respect.

Rating Assessment

The Valuation Office Agency Website describes the property as 'Warehouse and Premises'. The Rateable Value (2023) list is: £68,500.

TO LET

Unit 2 The Dukeries, Dukeway,
Team Valley, Gateshead

Legal Costs

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



TO LET

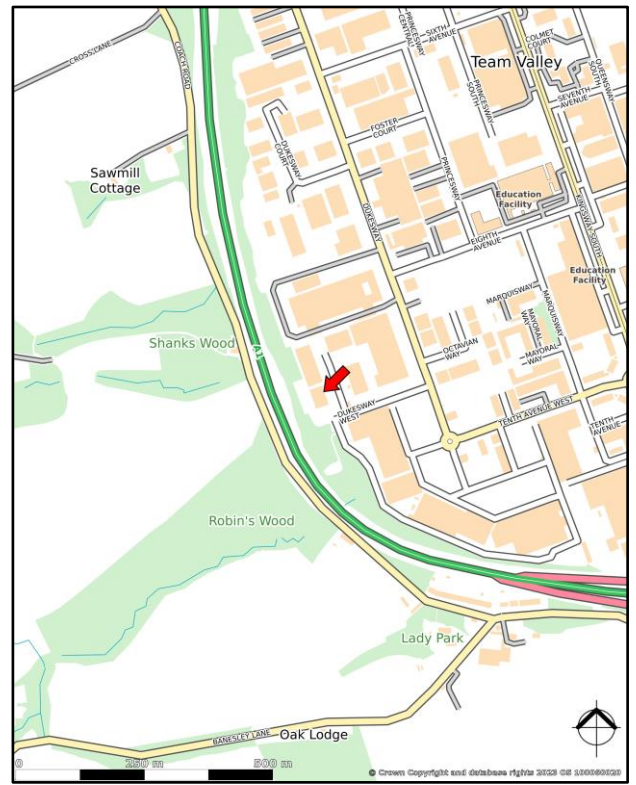
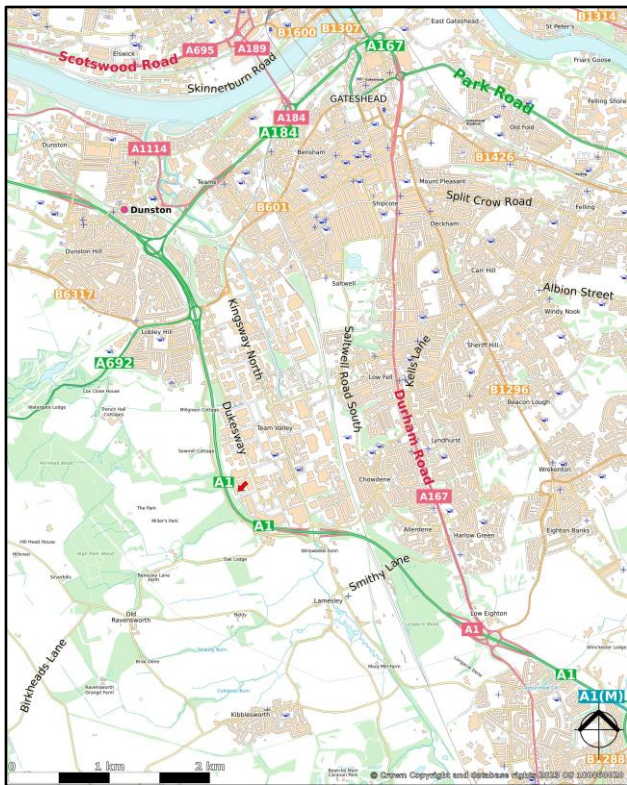
Unit 2 The Dukeries, Dukeway,
Team Valley, Gateshead



TO LET

Unit 2 The Dukeries, Dukeway,
Team Valley, Gateshead





NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in regular order