



## New Industrial Warehouse Unit 36,045 ft<sup>2</sup> (3,349 m<sup>2</sup>)

- Central location on the region's premier industrial estate
- Easy access to the A1 and 4 miles from Newcastle City Centre
- High spec industrial / warehouse unit
- Capable of operating at zero carbon emissions
- Internal clear height 9.25m

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## TO LET

Eighth Avenue East, Team Valley,  
 Gateshead, NE11 0TU

### Situation

Team Valley Trading Estate is regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people. It offers an array of many amenities including hotels, restaurants, cafes, as well as a retail park, shops and financial services.

Access to the region's main arterial route is unrivalled with the estate bound on the west by the A1. Newcastle upon Tyne city centre is located 4 miles to the north. Eighth Avenue is situated centrally within the estate and connects Dukesway with Kingsway, the main dual carriageway running through the estate which connects the A1 at either end.

There are many bus connections running through Team Valley itself which connects to the wider road network and Gateshead Metro Interchange.

### Description

Following the successful completion of Eighth Avenue West, UK Land Estates have completed construction of a new unit of 36,045 sq ft on the eastern part of the site.

The unit will benefit from the following specification:

- Steel portal frame construction
- Internal eaves height of 9.25m
- Office accommodation to Cat A specification
- Two sectional overhead loading doors to the warehouse
- Secure service yard to the rear

- Floor loading of 50kn/per m<sup>2</sup>
- Roof mounted Photo Voltaic Solar Panels
- High efficiency electric fire domestic hot water
- Air source heat pumps providing heating and cooling to the offices
- Low energy efficient LED daylight dimmable lighting
- Electrical vehicle charging points
- EPC rating of A

### Accommodation

The unit will provide the following Gross Internal Area (subject to measurement on completion)

Area	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	2,869	30,886
Ground Floor Offices/WCs	235	2,536
Mezzanine	244	2,623
<b>Total GIA</b>	<b>3,349</b>	<b>36,045</b>

### Terms

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

### Rent

£312,600 per annum exclusive.

### VAT

All rents and charges are quoted exclusive of VAT.

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### Legal Costs

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

### Money Laundering

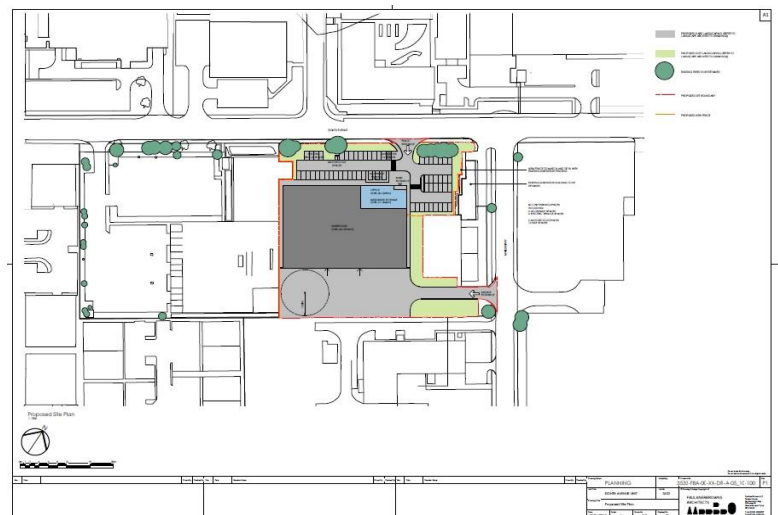
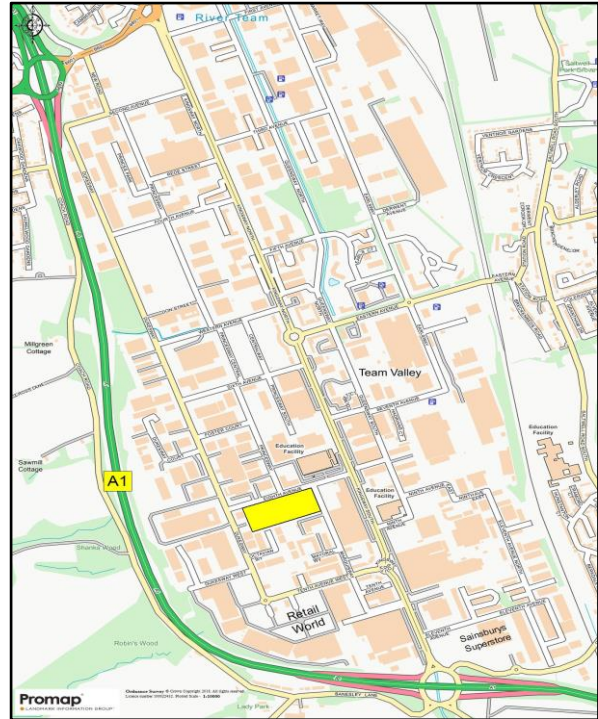
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

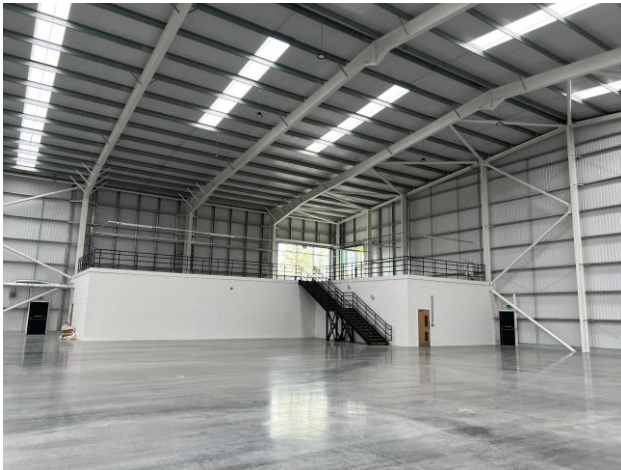
### Code of Practice

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, 12 Great George Street, 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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