

TO LET

Tenth Avenue West, Team Valley Trading Estate, Gateshead, Tyne and Wear, NE11 0HL



Prominent Trade Park

- Trade park in established and very active trading location
- Prominent roadside position immediately opposite Retail World
- Nearby occupiers include Homebase, Halfords, Dunelm, M&S and McDonalds
- New FRI lease available
- Gross Internal Areas from 3,147 sq ft (292.4 sq m)

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Location

The unit is located on Tenth Avenue, directly opposite Retail World on the high profile and well established Team Valley Trading Estate in Gateshead.

Team Valley Trading Estate is located immediately off the A1 approximately 4 miles south of Newcastle Gateshead. The estate is widely regarded as one of the Region's premier business / trading locations and boasts an array of household name occupiers.

Occupiers at Retail World immediately opposite Tenth Avenue Trade Park include Dunelm, Homebase, Sports Direct, M&S and McDonalds.

Description

The original units (Tenth Avenue Trade Park West) were built in the 1980's with the scheme extended with a terrace of 7 further units in 2006.

The units provide high quality trade park accommodation incorporating the following:

- Attractive glazed pedestrian entrances.
- Profile coated galvanised steel cladding.
- Internal clear height of up to 6 m.
- Male / Female WC's.
- Designated car parking.

Accommodation

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

	Sq Ft	Sq M	Rent pa
Unit 5 (East)	3,147	292.36	£44,000
Unit 3 West)	3,657	339.74	£58,000

Lease Terms

Units are available by way of new fully repairing and insuring lease for a term of years to be agreed.

Planning

The units on Tenth Avenue Trade Park are appropriate for trade use. They do not have retail consent.

The units in Tenth Avenue Trade West have a deemed A1 Retail consent under the former Enterprise Zone arrangement.

It is recommended that interested parties make their own enquiries of Gateshead Council Planning Department.

Legal Costs

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

VAT

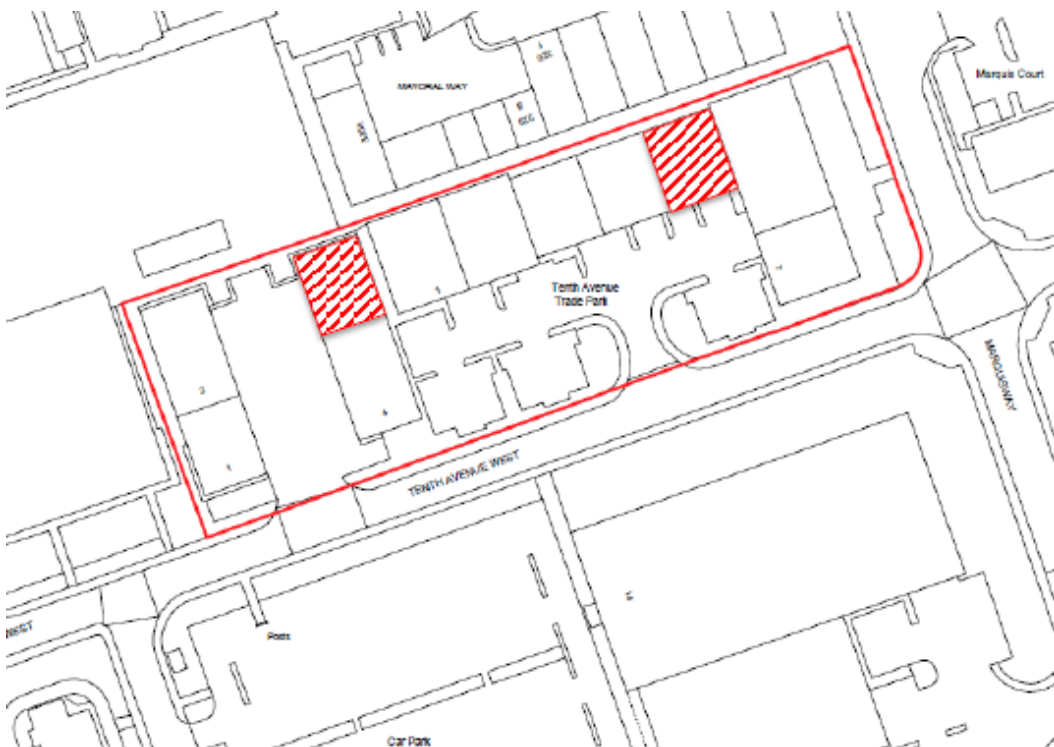
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Anti-Money Laundering

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

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