



TO LET

Two Storey Hybrid Unit

**Unit 8, Queens Court, Third Avenue, Team Valley Trading Estate,
Gateshead, NE11 0BU**

Naylors 
Gavin Black
Commercial Property People

- Unit size is 310 m² (3,336 ft²)
- Ground floor workshop space with office to the first floor
- Excellent location within an attractive modern development
- Full heating & lighting
- New lease
- Rent from £38,000 per annum exclusive

Location

Queens Court is located on the junction of Third Avenue and Queensway North on the well-established Team Valley Trading Estate. The estate benefits from excellent access to the A1 which can be reached within 2 minutes.

Retail/food is within a short walk at Maingate & Kingsway and within the estate is also a Sainsbury store and the Team Valley Retail Park.

Description

The property comprises a modern two storey hybrid unit which is of steel frame construction with glazed curtain walling and composite cladding to the elevations and a pitched roof of insulated profile steel sheet construction.

Internally the property provides predominately storage /workshop space to the ground floor together with the main reception area and both a gents and disabled WC facilities.

The workshop benefits from vehicular access via an electrically operated roller shutter loading door. The first floor provides conventional office space which has been partitioned by the occupiers to provide a series of private and general office areas.

The offices have lay in grid suspended ceilings with Cat II lighting and perimeter power points/data cabling in addition to

which there is a female toilet together with a small kitchenette.

Externally, the unit benefit from 8 dedicated car parking spaces which are laid out in block paving.

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

GF Workshop/WCs	155 m ²	1668 ft ²
FF Offices/ Kitchen / WCs	155 m ²	1668 ft ²
TOTAL	310 m²	3,336 ft²

Services

The property benefits from all mains services. Heating and hot water is provided by way of a gas fired combi boiler serving thermostatically controlled radiators.



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Rating

The unit has a rateable value of £35,000 (April 2023).

Terms

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Rent

The rent is £38,000 per annum exclusive.

EPC

The EPC rating is C67.

Legal Costs

Each party will be responsible for their own legal fees.

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 Institute 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

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Or alternatively please contact our joint agent Knight Frank.

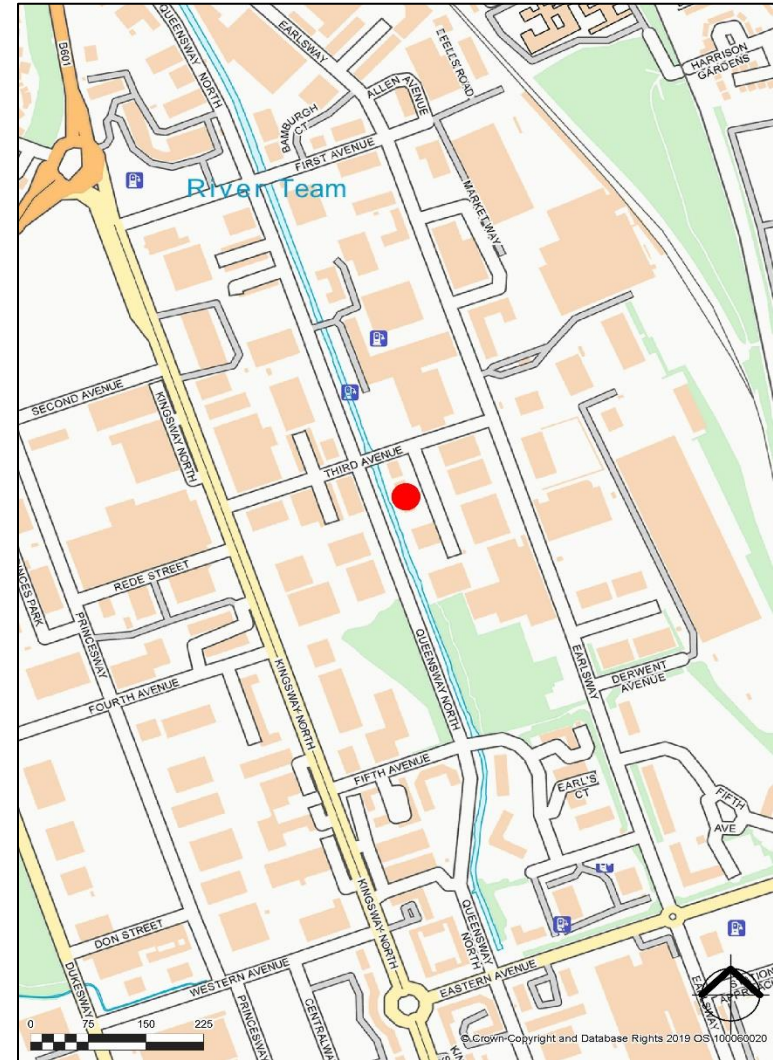
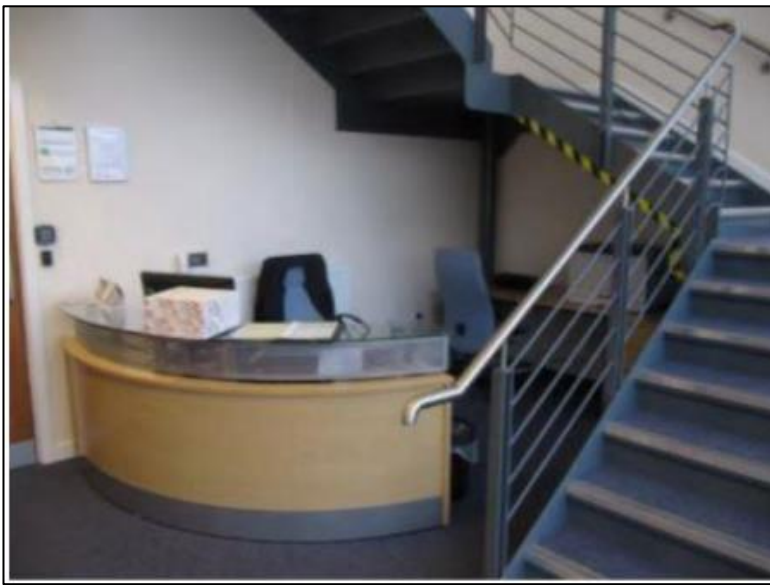
Newcastle Office: 0191 221 2211.



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