

TO LET

252C Dukesway Workshops, Dukesway,
Team Valley, Gateshead, NE11 0PZ



Industrial/Warehouse Units

1,697ft² (157.6 m²)

- Premier Location
- Recently Refurbished
- Close to A1

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RICS



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Location

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 regions premier business and trading locations and boasts an array of household name occupiers.

Description

The units comprise part of a terrace of workshop units which are steel framed with cavity brickwork, glazing and cladding to the external elevations and a flat mono pitched roof with mineral felt covering. Internally the units have concrete floors throughout and a clear height of 3.7m. There is a small annex to the rear of the workshop area containing the ladies and gents WCs together with a small cupboard containing the service entries. Externally there is a shared service road and parking to the front of the units and vehicular access is gained by way of insulated sectional electrically operated loading doors 3.25m wide X 3.65m high.

Accommodation

The property comprises the following Gross Internal Area:

GIA	M ²	Ft ²
Unit 1	157.6	1,697

Terms

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

Rent

£15,400 per annum exclusive.

Utilities

We understand the unit is connected to all mains services however interested parties should make their own enquiries in this regard.

Rateable Value

The VOA indicates that the property has a Rateable Value (from April 2023) as follows:

	RV
Unit 1	£ 15,000

EPC

Current EPC rating of 72C.

Legal Costs

Each party to 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.



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