



Industrial / Workshop Unit 3,859 ft² (358.51 m²)

- Excellent Location
- Well-connected industrial estate.
- Flexible workshop / showroom accommodation over ground and first floors
- Roof overclad in 2023

For further information please contact:

Duncan Christie
E: dchristie@naylorsgavinblack.co.uk
M: 07841 764 765

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
M: 07544 655 220

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

FOR SALE

Unit 320C Mayoral Way, Team Valley,
Gateshead, NE11 0RT

Location

Team Valley 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 South.

The estate is a major commercial centre providing in excess of 650,000 m of commercial accommodation and home to a number of major national occupiers.

Mayoral Way is a development of 41 small units located off Marquis Way and Tenth Avenue West, which is a main thoroughfare towards Retail World where major occupiers include Next, Marks & Spencer and Dunelm.

Description

Unit 320C is a mid-terrace industrial unit of steel portal frame construction, with brick and clad elevations along with a steel profile sheet roof. The roof having been recently overclad in 2023. Internally the unit is currently utilised as showroom, stores and offices. The ground floor has LED lighting throughout, concrete flooring and gas central heating via a combi boiler. There is a store room to the front of the unit, with offices, male / female W.Cs and a kitchenette to the rear. A manual roller shutter door, measuring 3.30m (wide) x 3.61m (high) provides access to the showroom area.

Stairs lead to an extensive first floor mezzanine, utilised as further showroom space and lit via LED lighting. There is additional storeroom space located to the front and rear of the mezzanine floor, along with a further W.C.

The unit has a three-phase electricity supply, gas and water connections. Externally there is a block paved parking area to the front of the unit and concrete loading apron to the roller shutter door.

Accommodation

	m ²	ft ²
Ground Floor	174.44	1878
First Floor	184.07	1981
Total	358.51	3859

Tenure

The property is held by way of long leasehold for a term of 125 years from December 1984.

Quoting Price

£225,000 exclusive for the long leasehold interest.

Service Charge

There is a service charge payable for upkeep of estate common parts. The current figure being £1314.88 per annum.

Ground Rent

A ground rent is payable. The current figure is £1699.44 per annum.

Rating

Rateable Value: £13,750 (April 2023 Value) The unit is described as Warehouse and Premises.

EPC

The Energy Performance rating is Band C (67).

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Legal Costs

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

Code of Practice

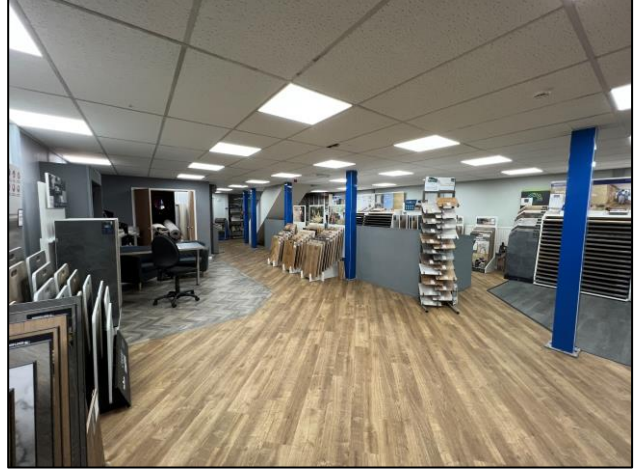
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 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.

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Location Plans



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