

TO LET

Units 384C & 384D, Jedburgh Court, Team Valley Trading Estate, Gateshead, Tyne and Wear, NE11 0BQ



Industrial Units

1,711 - 1,719 SqFt (158.95-159.7 Sq M)

- Excellent location
- Industrial units with office accommodation
- Estate parking
- Units to be refurbished prior to a new tenant taking occupation, including external redecoration

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Location

The properties are located within Team Valley Trading Estate, the North East's premier commercial estate which covers approximately 238 hectares and provides in excess of 650,000m of commercial accommodation. The estate 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.

Jedburgh Court is located just off Eleventh Avenue, approximately 400m from the A1's most southern junction with Team Valley and opposite the Sainsbury's supermarket. It is a development of 37 units divided into four blocks.

Description

The properties are single-storey mid-terrace units of steel portal frame construction with brick and block work to front, side and rear elevations and profile sheet cladding above. Both units are entered via a single pedestrian door which leads to an open plan workshop area, with concrete flooring and LED lighting. Each unit also contains a small enclosed office area along with WC and kitchenette facilities. Each unit has a roller shutter door measuring 3m wide by 3.5m high. Minimum eaves to the haunch is 3.67m, rising to a maximum eaves at the apex of 4.7m.

Proposed Landlord's Works

In Spring 2025 the Landlord intends to redecorate the external parts of each unit in a light grey colour. The units will also be refreshed internally prior to a new tenant taking occupation.

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
Unit 384C	1,719	159.70
Unit 384D	1,711	158.95

Terms

The units are available by way of new FRI leases for a term of years to be agreed.

Rent

384C - £15,500 Per Annum Exclusive

384D - £15,500 Per Annum Exclusive

Service Charge

Each unit is subject to an annual service charge, with the current 2024/2025 premium being £1,960 per annum per unit.

EPC

Unit C - E (111)

Unit D - E (121)

Rateable Value

Both units are rated at £12,250 in the April 2023 List.

Legal Costs

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

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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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.



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