



Due to Relocation
Modern Warehouse / Office Unit

5,089 Sq Ft (472.77 Sq M)

- Well positioned unit adjacent to the A1
- Recently fitted offices
- Located within well established development
- Occupiers include Eurocell, Crown and Rexel

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TO LET

Unit 8, Octavian Way, Team Valley Trading Estate, Gateshead, NE11 0HZ

Location

The property is located within Team Valley Trading Estate, one of the North East's busiest and most important commercial estates. Team Valley covers a total area of approximately 238 hectares and provides in excess of 650,000m of commercial accommodation.

Octavian Way is located in the south west quadrant of Team Valley Trading Estate close to Retail World and 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.

Description

The property is a semi-detached office/warehouse unit of steel portal frame construction with brickwork/blockwork walls up to approximately 2m with insulated profile metal walls and pitched roof with translucent lights.

There are recently extensively updated attractive offices over two floors consisting of open plan and meeting rooms together with small kitchen/canteen and WC facilities. These areas are carpeted throughout and provide suspended ceilings, LED lighting and gas fired heating.

The warehouse has gas blower heaters, LED lighting and a roller shutter door measuring 3.6m wide by 4.2m high. This opens out to a loading area with a number of car parking spaces. The eaves height extends to approximately 5.5m.

Services

We understand all mains are connected, including 3 phase electricity, none of which has been tested or warranted.

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
Ground Floor (including Office)	3,483	323.57
First Floor Offices	1,606	149.2
Total	5,089	472.77

Rent

£41,000 Per Annum exclusive.

Service Charge

There will be a service charge payable for maintenance of the estate and buildings insurance.

EPC

The property has an EPC rating of D 83.

Rateable Value

The Valuation Office Agency defines the property as 'Warehouse and Premises'.

Rateable Value (2023 List): £39,000

Legal Costs

Both parties will be responsible for their own legal costs incurred in any transaction.

VAT

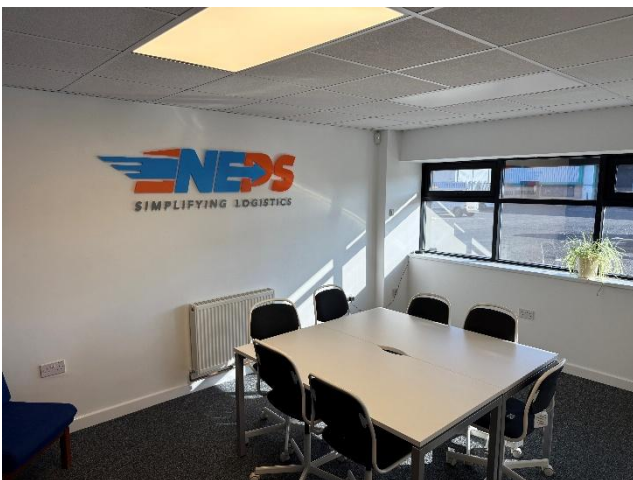
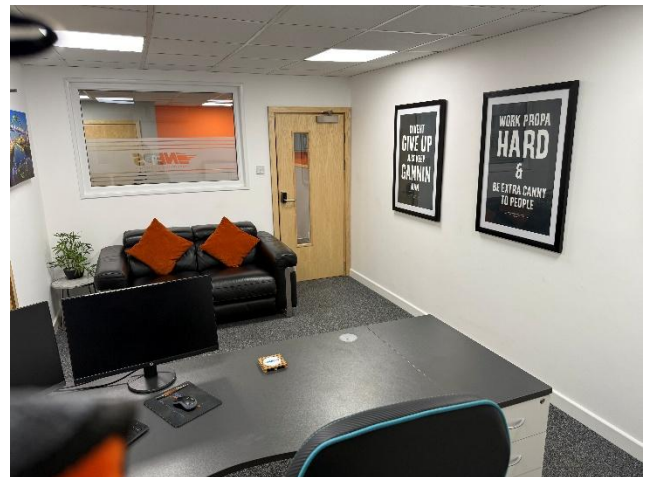
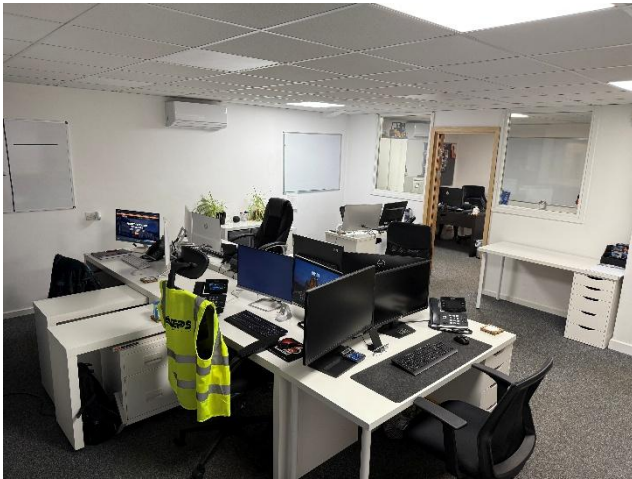
All figures quoted are exclusive of VAT where chargeable.

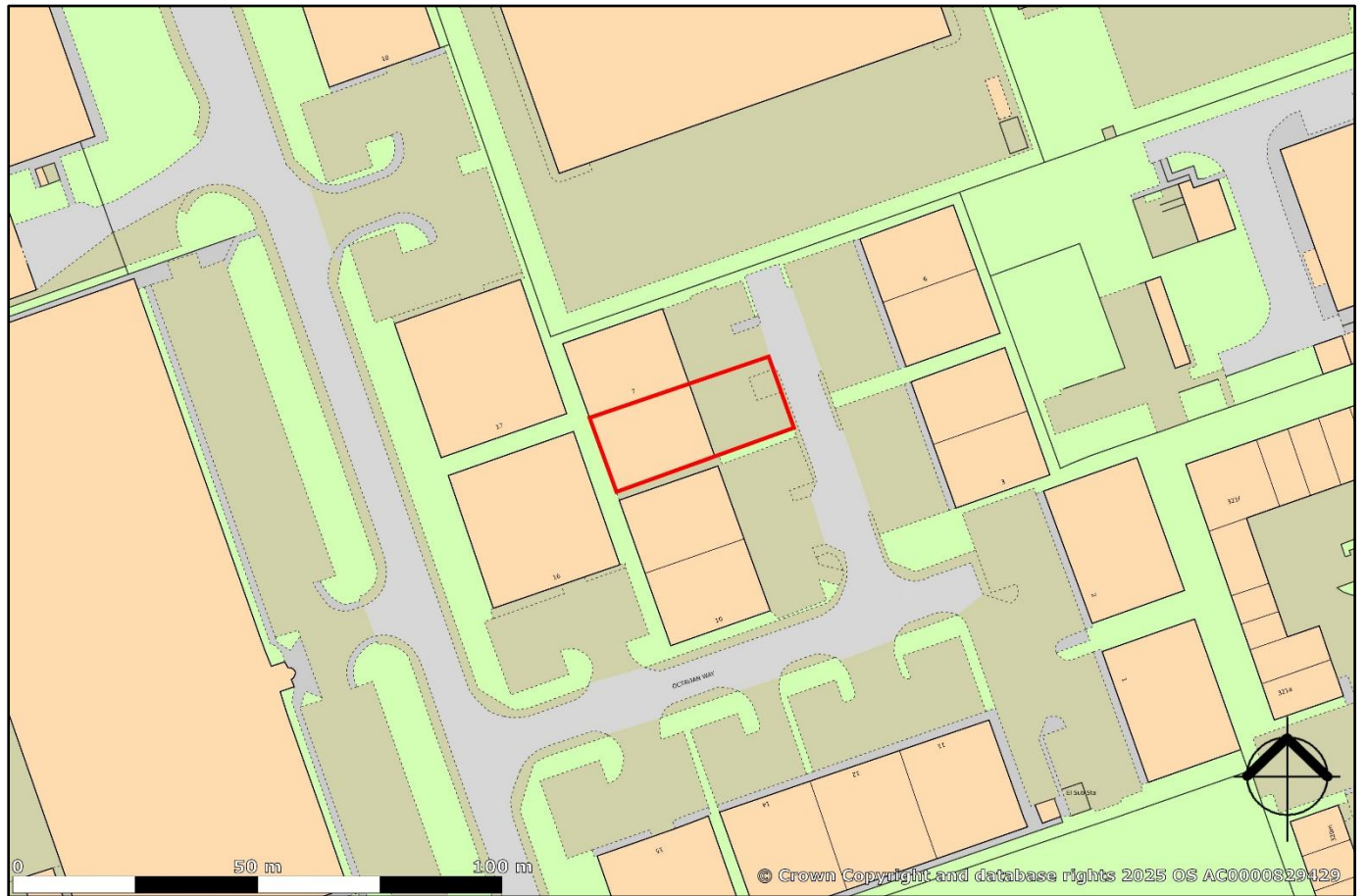
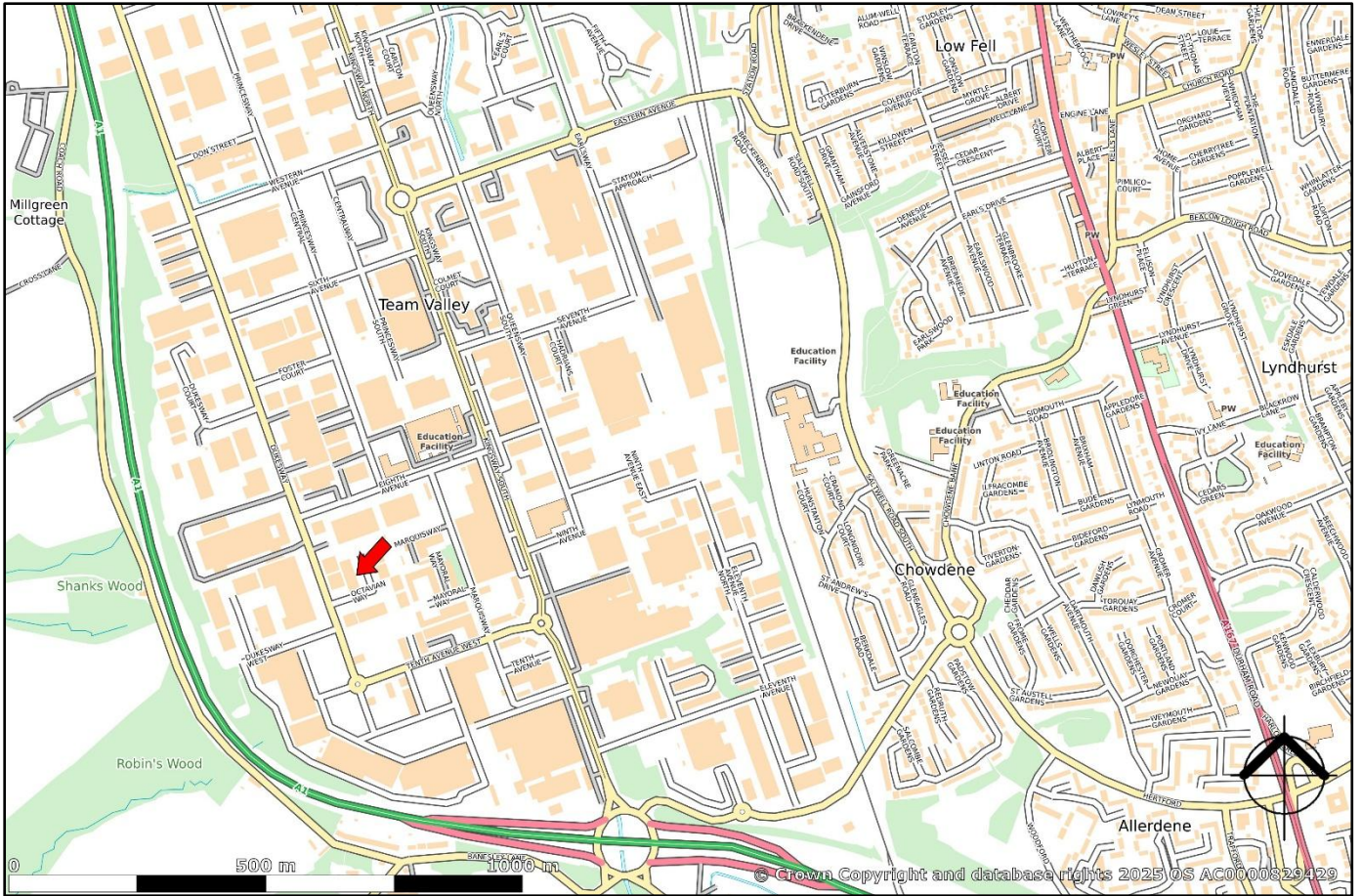
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Code of Practice

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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