



**TO LET**

**Unit 2 Earls Park, Earlsway, Team Valley, Gateshead,  
NE11 0RY**

**Naylors**   
**Gavin Black**  
Commercial Property People



- **Available Now**
- **Recently Refurbished**
- Excellent access to A1 and within 5 miles of Newcastle City Centre
- Eaves height of approximately 5m

## Location

Earls Park North is located at the northern end of Earlsway within the popular well established Team Valley Trading Estate, the North East's premier and busiest commercial estate.

The estate lies approximately 3 miles to the south of Newcastle City Centre and provides direct access to the A1 Western Bypass, providing connection to the regional road network.

The unit is accessed via Earlsway one of the main thoroughfares on Team Valley, and is adjacent to the recently developed Earls Way Trade Park Estate.

## Description

Earls Park North comprises a mixture of warehouse units and engineering workshops. Unit 2 is of steel portal frame construction with concrete flooring, incorporating office, kitchenette and WC areas. All areas are lit by LED lighting. The unit is served by an electric up and over roller shutter door providing access to the common external yard areas.

The property benefits from clear internal eaves height of approximately 5m. Parking is available in the shared service yard area.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) on the following GIA.

	m <sup>2</sup>	ft <sup>2</sup>
Unit 2	771	8,300

## Rent

	Rent
Unit 2	£43,600 per annum exclusive

## Services

The units benefit from mains services including three phase electricity.

## Business Rates

£27,750 (April 2023 Value)

## EPC

The current rating is C (66).

## Legal Costs

Each party will be responsible for their own legal/professional fees.



RICS

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- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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## 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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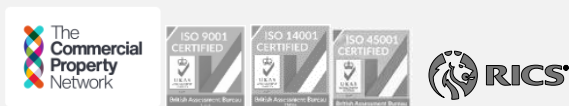
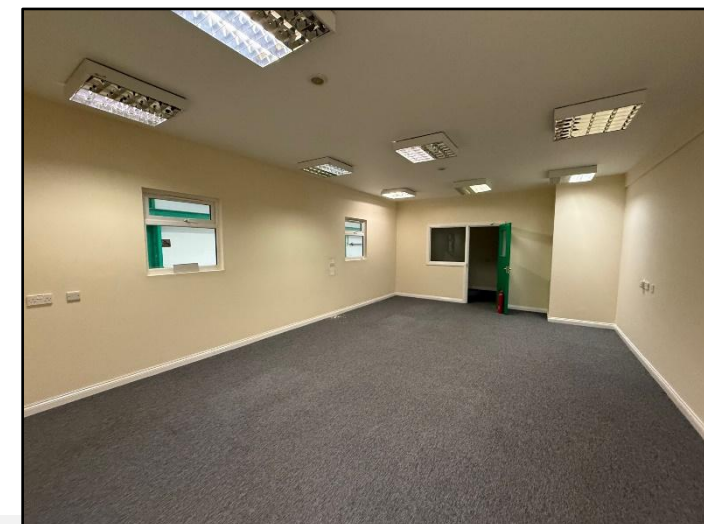
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