

TO LET

Unit 15 Earls Park North, Earlsway,
Team Valley Trading Estate,
Gateshead, NE11 0RQ



Industrial Unit

476.50m² (5,129 sq.ft)

- Modern unit with office space.
- Excellent access to A1 and within 5 miles of Newcastle City Centre.
- Clear eaves height of 5.7 m.
- Trade Counter.

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RICS



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Location

Earls Park North is located at the northern end of Earlsway within the popular and 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 Estate, and forms part of the newly developed Earls Way Trade Park Estate.

Description

The subject property comprises an end terrace warehouse unit of steel portal frame construction with insulated profile steel sheeting to the external walls and pitched roof incorporating translucent roof lights.

Internally, the warehouse has a concrete floor and LED lighting, a minimum eaves height of 5.7 m and a maximum eaves height of 8.7 m to the apex.

Access to the unit is via two sectional up and over doors each measuring 4.5 wide x 4.9 m high, which open up on to a loading forecourt/parking area.

The unit also benefits from two small office areas, kitchen point and WC facilities.

Accommodation

The premises have been calculated to have the following Gross Internal Floor Areas (GIA):

	m ²	ft ²
Unit 15	476.50	5,129

Quoting Rent

£38,470 per annum exclusive.

Services

The unit benefits from three phase electricity, gas supply and water. Interested parties are advised to make their own enquiries in this respect.

Service Charge

Approximately £4331 per annum exclusive for the year ending 31st December 2026.

Insurance

Approximately £1364 per annum exclusive for the current premium year.

Rateable Value

Rateable Value £29,000 (1st April 2023 to present).

EPC

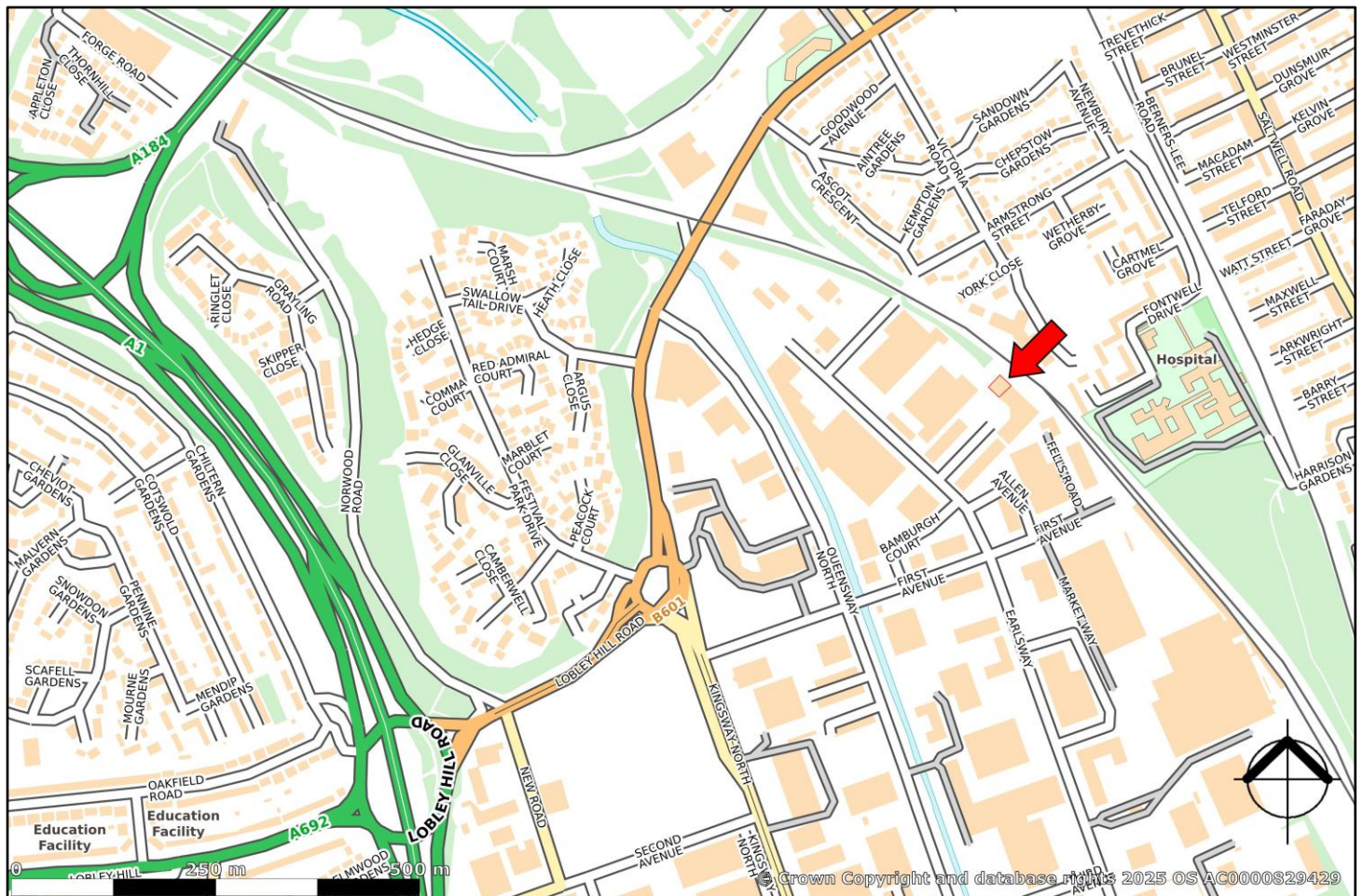
The property has an energy performance rating of B (47).

VAT

All figures quoted are exclusive of VAT, which may be applicable.

Legal and Professional Fees

Each party shall be responsible for their own costs incurred in this regard.

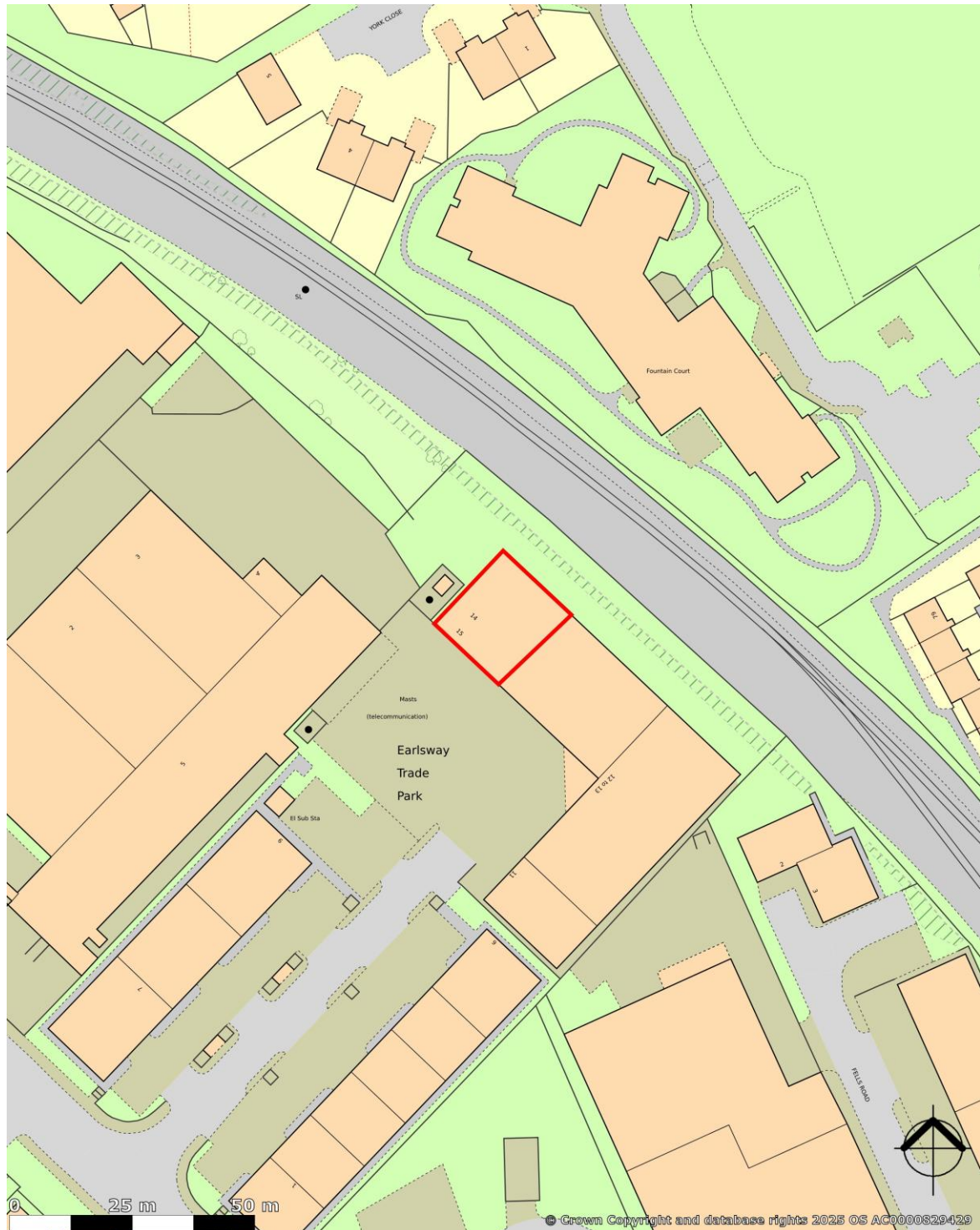


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