

## TO LET

Unit 17 , Princes Park, Team Valley,  
Gateshead, NE11 0NF



### High Quality Industrial / Office Unit

10,225 Sq Ft (949.9 Sq M)

- Modern end-terraced unit
- Prominent position adjacent to Kingsway
- Ample car parking
- Available Q4 2025

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### Location

The premises occupy a prominent position on Fourth Avenue adjacent to Kingsway,, the main thoroughfare on Team Valley. Team Valley is a North East premier location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead Town Centre. The estate benefits from direct access from two junctions of the A1(M) motorway.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional motorway network providing excellent road access to other parts of the North East and other major centres throughout the United Kingdom.

### Description

The property is an end-terrace unit of steel portal frame construction with brick and block walls to a height of 2m with profile metal cladding above. The unit also benefits from a dual pitched fully insulated profile metal roof incorporating translucent panels.

Internally the warehouse benefits from concrete floors throughout, LED lighting, warm air blower heaters and an eaves height of approximately 6m.

To the front and side elevation there are well fitted two-storey offices providing a mixture of open plan and cellular office accommodation which provides suspended ceilings, LED lighting, gas central heating, carpeted throughout with double glazed windows. There are male, female and disabled WC facilities.

Access to the property is provided by a loading door 5m wide by 5.5m high, which opens onto a concrete yard. There is good car parking provided to the front of the premises.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor Office	2,020	187.66
First Floor Office	2,020	187.66
Warehouse	6,184	574.49
<b>Total GIA</b>	<b>10,225</b>	<b>949.9</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£84,400 per annum exclusive.

### EPC

The property has an EPC of C 66.

### Rateable Value

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

Rateable Value 2023 List: £57,000.

### Legal Costs

Each party will bear their own legal and professional costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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