



## **TO LET – MODERN DETACHED INDUSTRIAL UNIT WITH OFFICES AND FENCED YARD**

**Unit 378 Princesway, Team Valley, Gateshead, NE11 0TU**

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

## MODERN DETACHED INDUSTRIAL UNIT WITH OFFICES AND ENCLOSED YARD

- 1,238 m<sup>2</sup> (13,334 ft<sup>2</sup>)
- Prominent location on the regions premier industrial estate
- Easy access to the A1 and only 4 minutes from Newcastle
- Modern detached unit with secure yard
- Subject to refurbishment
- Full heating and lighting
- Rent £87,300 per annum

### Location

Team Valley Trading Estate is regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people. It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the regions main arterial route is unrivalled with the estate boundary on the West by the A1. Newcastle City Centre is

located around 4 miles to the North.

The property is located on Princes Way which is one of the main thorough fares running through Team Valley Trading Estate.

### Description

The detached industrial property of steel frame construction with cavity brick work and insulated profile steel cladding to the walls and an attractive glazed entrance and office area to the front. The roof is double pitched and of insulated profile steel sheet construction incorporating double skin translucent reflect.

Internally the property has reinforced concrete floors where the unit has a ground floor office block with attractive glazed entrance with ladies/gents and disabled WC together with a small kitchen area. Above the offices is a mezzanine which is fully enclosed with the staircase to gain access.

Externally, there is a secure yard to the side of the property which has vehicle access to the building by an electrically operated insulated sectionally moving door which is approximately 5 metres wide by 5 metres high. To the front of the property there is dedicated parking.

### Accommodation

The property has been measured in accordance with the RICS code of measuring practice (6<sup>th</sup> edition) on the following gross internal area.

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Office	159	1,713
Warehouse	918	9,885
Mezzanine	161	1,736
<b>TOTAL</b>	<b>1,238</b>	<b>13,334</b>

**Enclosed yard 671.15 m<sup>2</sup> (0.16 acres)**



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## Terms

The unit is available to let by way of the full repairing and insuring lease for a term of years to be agreed at a rent of £87,300 per annum.

## EPC

The property has a rating C68.

## Rateable value

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

Rateable Value (2017) list: £56,500.

## Services

The property benefits from all main services including a three-phase electricity supply. Heating to the warehouse is provided by way of gas fired warm air blow heaters and to the office space by way of gas fired combi boiler serving panel

radiators. Lighting to the warehouse area is by way of LED lighting.

## Legal Costs

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

## 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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## 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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