

# Proposed Development

Eighth Avenue East, Team Valley,  
Gateshead, NE11 0TU



## Proposed Industrial / Distribution Facility (with outline planning consent)

- Prominent location on the regions premier industrial estate
- Easy access to the A1 and only 4 miles from Newcastle upon Tyne city centre
- Proposed new hi-spec industrial / distribution facility
- Unit size (Gross Internal Area): 3,412 m<sup>2</sup> (36,726 sq ft)
- Opportunity to combine with adjacent consented unit to create single unit of up to 90,000 sq ft
- Expansion land also suitable for bespoke extension or creating large yard / increased parking
- Opportunity to tailor building to bespoke requirement (subject to planning)
- Rent on application

# SITUATION

Team Valley Trading Estates 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 bounded on the west by the A1. Newcastle City Centre is located around 4 miles to the north.

Eighth Avenue is situated towards the south of Team Valley and connects Dukesway with Kingsway, the main arterial dual carriageway running the length of the business park and providing access at both ends to the A1.

Please refer to the attached map for further directions.

	Distance	Drive Time
Newcastle City Centre	4.4 miles	13 mins
Newcastle Central Station	4.2 miles	12 mins
Newcastle Int. Airport	10.8 miles	16 mins
Nissan plant, Washington	9.5 miles	20 mins



The proposed unit will benefit from the following specification:

- Steel portal frame construction
- Insulated cladding and roof inc. rooflights
- Clear internal height – 8.25 m
- 2 no. sectional overhead doors to warehouse
- Office accommodation with attractive full height glazing to reception area
- Mezzanine with windows above suitable for storage or extending office accommodation over 2 storeys
- 60 car parking spaces to front
- Separate secure service yard to rear

Further detail is shown on the attached plans and elevation drawings.

# ACCOMMODATION

The unit will provide the following gross internal areas (subject to measurement on completion):

	M <sup>2</sup>	Sq ft
Warehouse	2,634	28,352
Ground floor offices	368	3,961
Mezzanine	410	4,413
<b>Total</b>	<b>3,412</b>	<b>35,726</b>



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# EXPANSION LAND

Detailed planning consent has been secured on the adjoining 2.69 acre Eighth Avenue West site for a unit of 52,851 sq ft. Both units could therefore be combined to provide a single unit of up to circa 90,000 sq ft.

Alternatively the adjacent site offers the opportunity for expansion on a build to suit basis if required or can accommodate a larger than average service yard or parking requirement.

Please contact us should you wish to discuss a bespoke requirement.

# PLANNING STATUS

Outline planning consent has been granted for the attached plans for Use Classes B1(a), B2 and B8 (Light Industrial, General Industrial, Storage and Distribution).

# TERMS

The unit will be available to let by way of a full repairing and insuring lease for a term of years to be agreed. Rent on application.

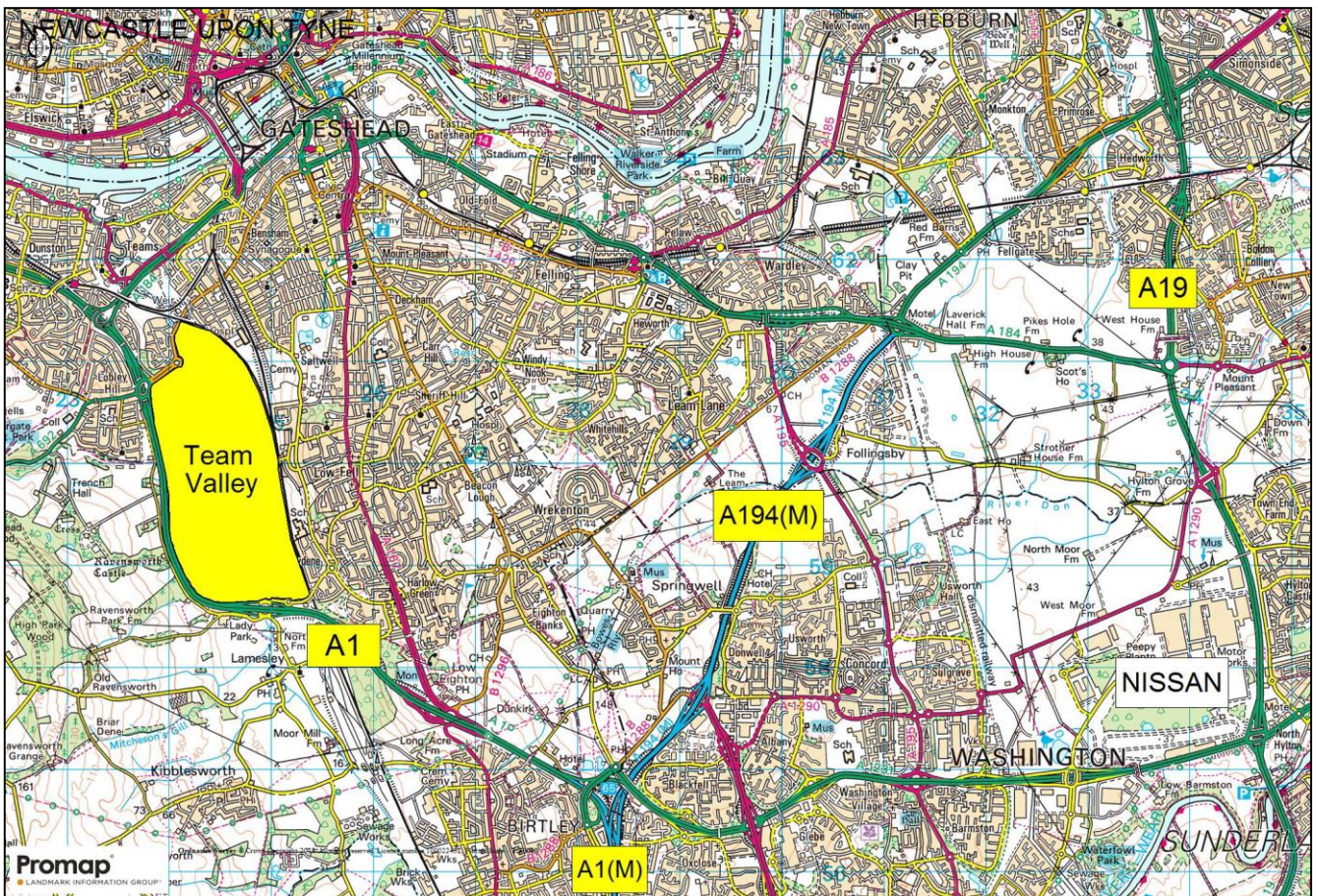
# VAT

Unless otherwise stated all rents and charges are quoted exclusive of Value Added Tax (VAT) and the property is elected for VAT.

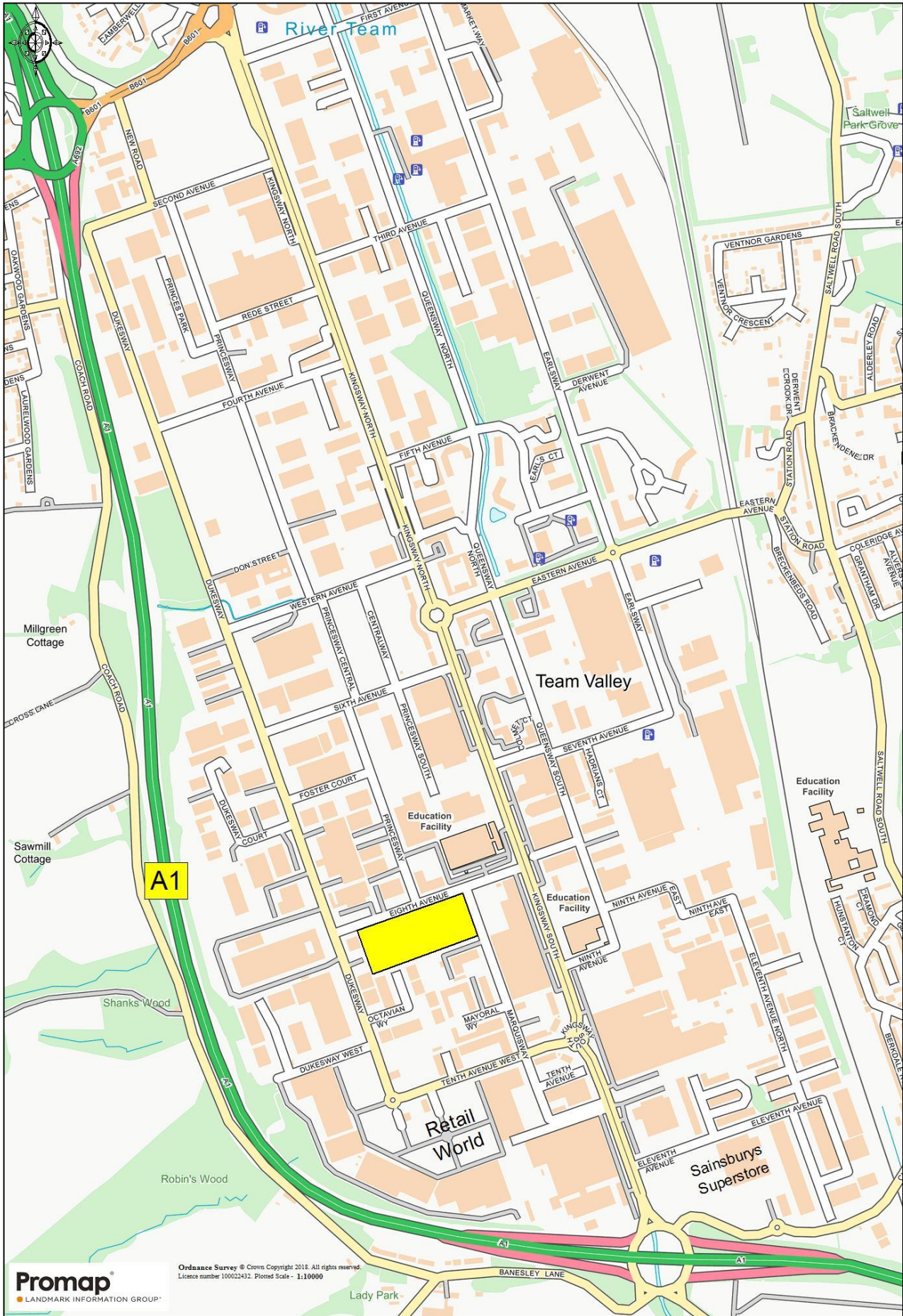
# VIEWING

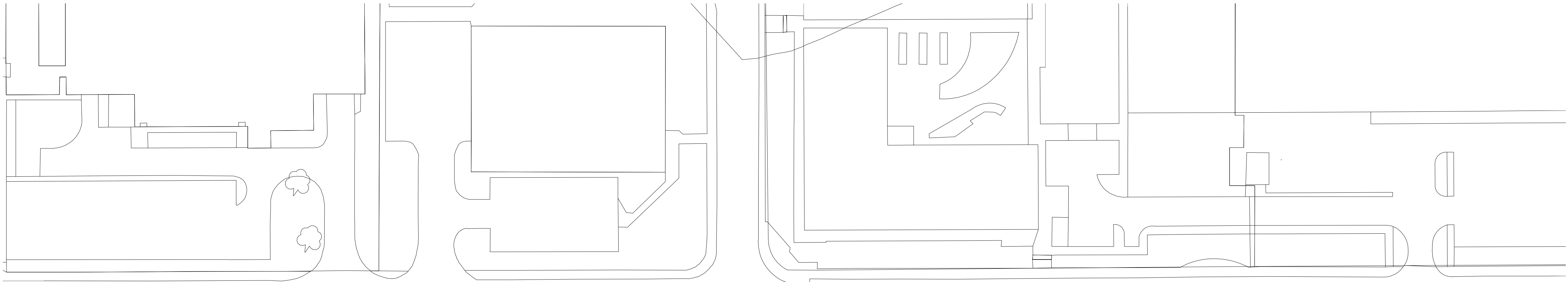
Please contact this office for a convenient appointment to view or further information regarding the premises.

Brochure: February 2019

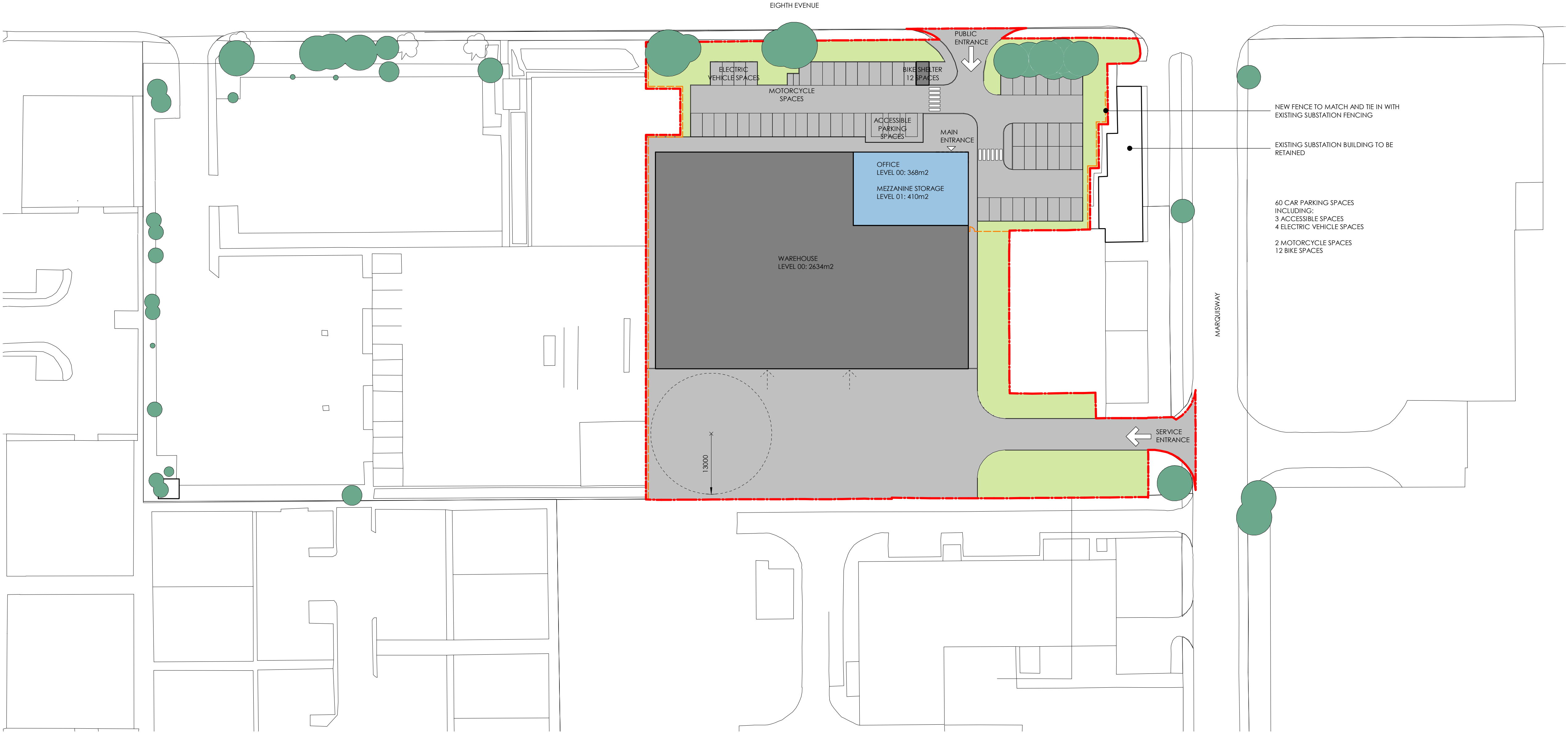






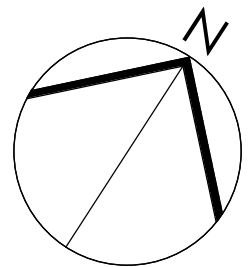


- PROPOSED HARD LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
- PROPOSED SOFT LANDSCAPING (REFER TO LANDSCAPE ARCHITECTS DRAWINGS)
- EXISTING TREES TO BE RETAINED
- PROPOSED SITE BOUNDARY
- PROPOSED NEW FENCE




Proposed Site Plan

1 : 500

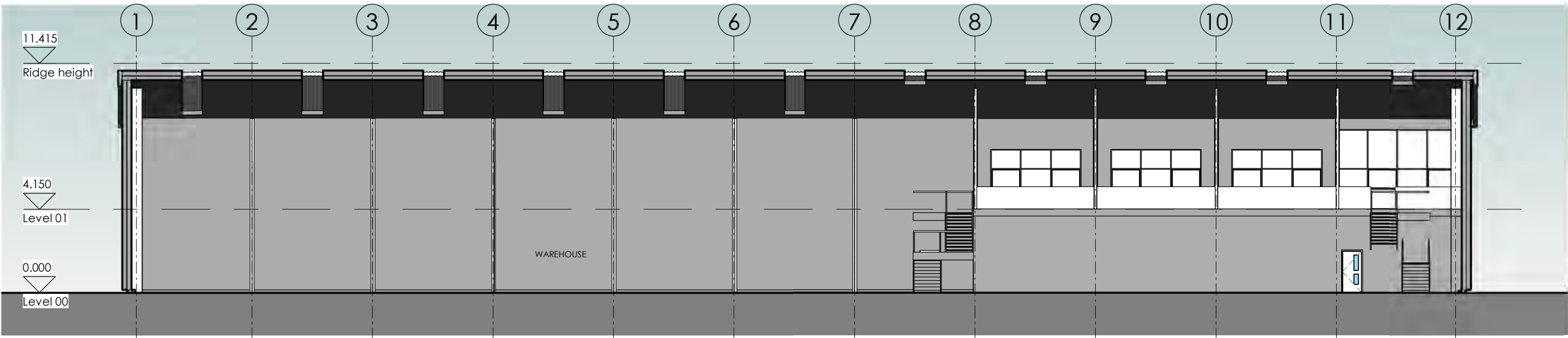


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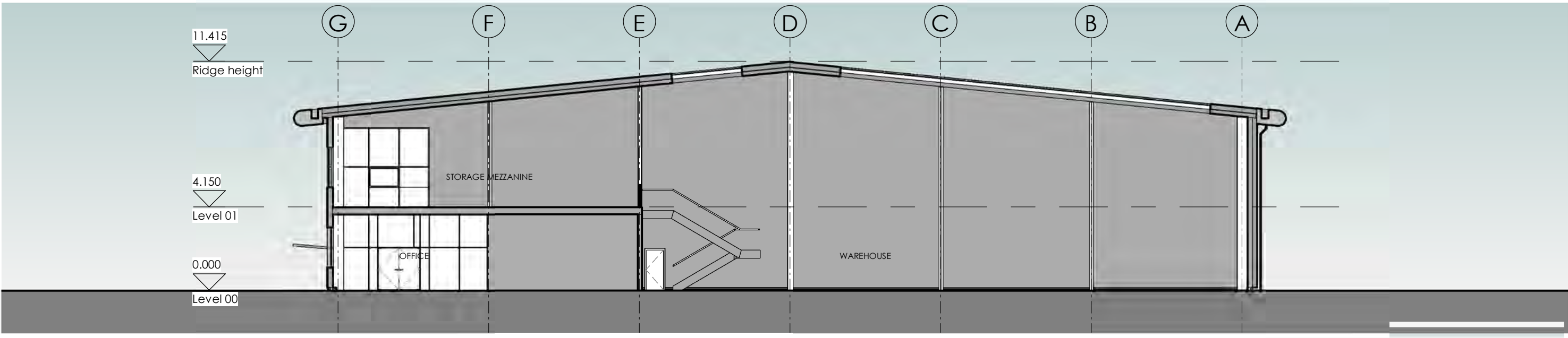
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																Date:	27/06/2018	Scale:	As indicated		Drawn By:	GC	Checked By:	RS







Long Section  
1 : 200

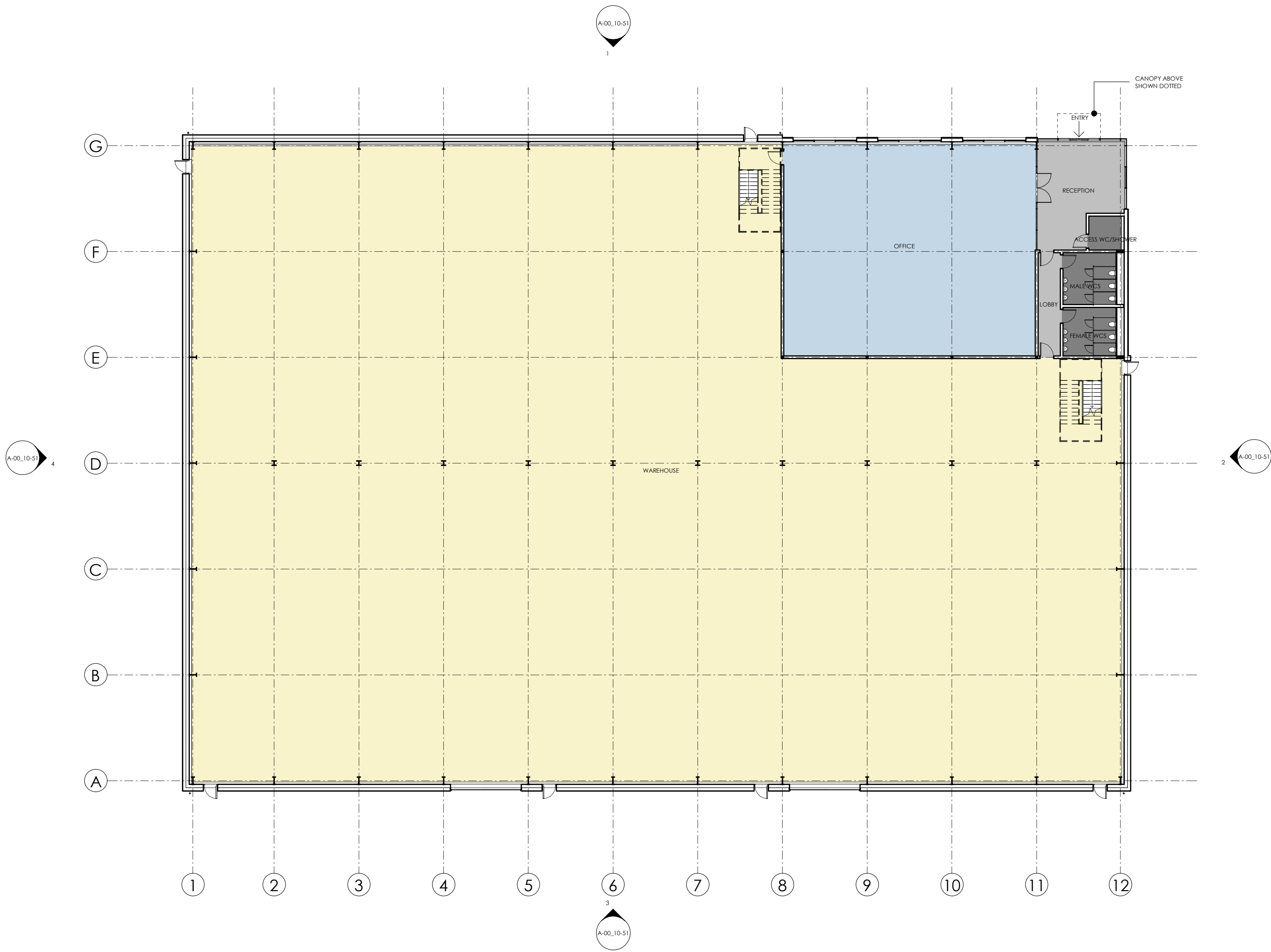


Short Section  
1 : 200

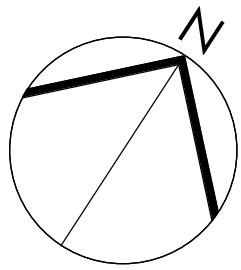


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Level 00 Floor Plan  
1 : 200



NOTE: INTERNAL LAYOUT SHOWN FOR  
ILLUSTRATIVE PURPOSES ONLY



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