



To Let

NE11 0NY

Team Valley K474 Queensway North, Gateshead

- 2,081 sq m (22,400 sq ft)
- Situated in a prominent location on Queensway
- Excellent access to Newcastle City Centre and the A1
- Externally the unit has a yard area and 42 car parking spaces
- Competitive rental terms and incentives available

SUBJECT TO CONTRACT

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Location

The property is prominently located on Queensway within the Team Valley Trading Estate, the North East's premier and busiest commercial estate. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 sq m of accommodation including industrial, office, retail and leisure.

The estate lies approximately 3 miles to the south of Newcastle City Centre. There is direct access to the A1 Western By-Pass providing connection to the regional road network and beyond.

Description

The property comprises a modern detached industrial unit with integral ground and first floor offices. The building is of steel portal frame construction with minimum eaves height of 6m. The roof is pitched and covered with insulated profile metal cladding incorporating translucent roof panels.

Internally the warehouse has concrete floor, three-phase electricity, sodium lighting and four suspended Ambirad gas heaters. A small mezzanine is located to the north east corner of the warehouse.

Two-storey offices are located along the eastern elevation. The office space is fitted to a high quality specification including suspended ceilings/recessed lighting, heating via gas fired radiators, carpet tiles and three compartment dado trunking. Toilets are located on both floors of offices and warehouse toilets are also provided.

Externally there is a generous allocation of 42 car parking spaces, along with a yard area situated to the south of the warehouse with access via two electrically operated up and over loading doors, each measuring 4.5m wide by 5.0m high.

Accommodation

	sq m	sq ft
Ground Floor Office/Amenities	348	3,746
First Floor Office	146	1,571
Upper Showroom (Potential Offices)	109	1,173
Small Mezzanine	39	424
Warehouse	1,439	15,486
Total GIA	2,081	22,400

Terms

Available by way of a full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

The property has a rateable value (1 April 2017) of £117,000. Interested parties speak to the Local Rating Authority to confirm the rateable value.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The EPC Rating for the property is C(54).

Viewing

Via Agents HTA Real Estate

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