TO LET

Former Bell Truck Premises, North East Fruit & Vegetable Market, Earlsway, Team Valley, Gateshead NE11 0QY

Detached HGV Workshop Premises with HGV parking 1394m² (15,008 sq ft)

- Secure location within this premier industrial estate
- Portal frame construction with an internal clear height of 5.8m
- 6 No. insulated sectional electric loading doors
- Two storey office and welfare accommodation
- Currently undergoing refurbishment
- New lease – rent £75,000 per annum exclusive

SITUATION

The 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 region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located approximately 4 miles north of the estate. The subject premises are located within the Team Valley Wholesale Fruit & Vegetable Market which lies off Earlsway on the eastern side of the estate.

Please refer to the attached plans and maps for more detailed information.

DESCRIPTION

The property comprises a single storey steel portal framed warehouse/workshop and office building which was converted approximately 10 years ago to a HGV maintenance/repair depot and occupied by Bell Trucks who operate the Mercedes dealership.

The property has brickwork and insulated profile steel cladding to the external walls and the roof is currently of asbestos cement sheeting however the landlord is in the process of replacing it with an insulated profile steel sheeted roof incorporating double skin rooflights.

The workshop has an internal clear height of 5.5m and is served by 6 No. electrically operated insulated sectional loading doors each 4.5m wide X 5.25m high. There is also a vehicle inspection pit.

The remaining space to the front of the property comprises a two storey office and ancillary area along with a large customer entrance and reception area and parts store.

At ground floor level there is a gents works WC and canteen block and at first floor two sets of ladies and gents WCs together with a staff kitchen. The office space is part open plan with a series of private offices/meeting rooms and benefits from UPVC double glazed windows, a lay in grid suspended ceiling and recessed fluorescent lighting.

Externally there is a small car park to the front of the office area and a yard/hardstanding area to the rear of the workshop. In addition there is parking down the western gable of the building and also a dedicated parking area on the opposite side of the estate roadway.

SERVICES

The property benefits from all mains services with the exception of gas and has a 3 phase electricity supply. Lighting to the workshop area is by way of low bay halide fittings and to the offices by way of fluorescent strips.

Heating is provided to the workshop area by way of oil fired warm air blower units and to the offices by way of an oil fired boiler serving panel radiators.

ACCOMMODATION

The property provides the following accommodation measured on a Gross Internal Area basis:

Description	m²	sq ft
Ground Floor Offices / WCs	202	2,177
Reception / Stores Area	332	3,573
First Floor Offices and WCs	188	2,029
Main Workshop	672	7,229
Total	**1394**	**15,008**

RATEABLE VALUE

The property is currently assessed at Rateable Value £47,500 and the current rates payable are approximately £22,800 for 2018/19.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of D86.

TERMS

The property is offered To Let by way of a new lease on terms to be agreed at a commencing rental of £75,000 per annum exclusive.

There is also an estate service charge operating within the fruit and vegetable market covering security, cleaning and maintenance.

VAT

All rents and service charges are subject to VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Images - August 2017
Particulars – November 2017

For further details please contact:

Knight Frank
0191 221 2211
KnightFrank.co.uk

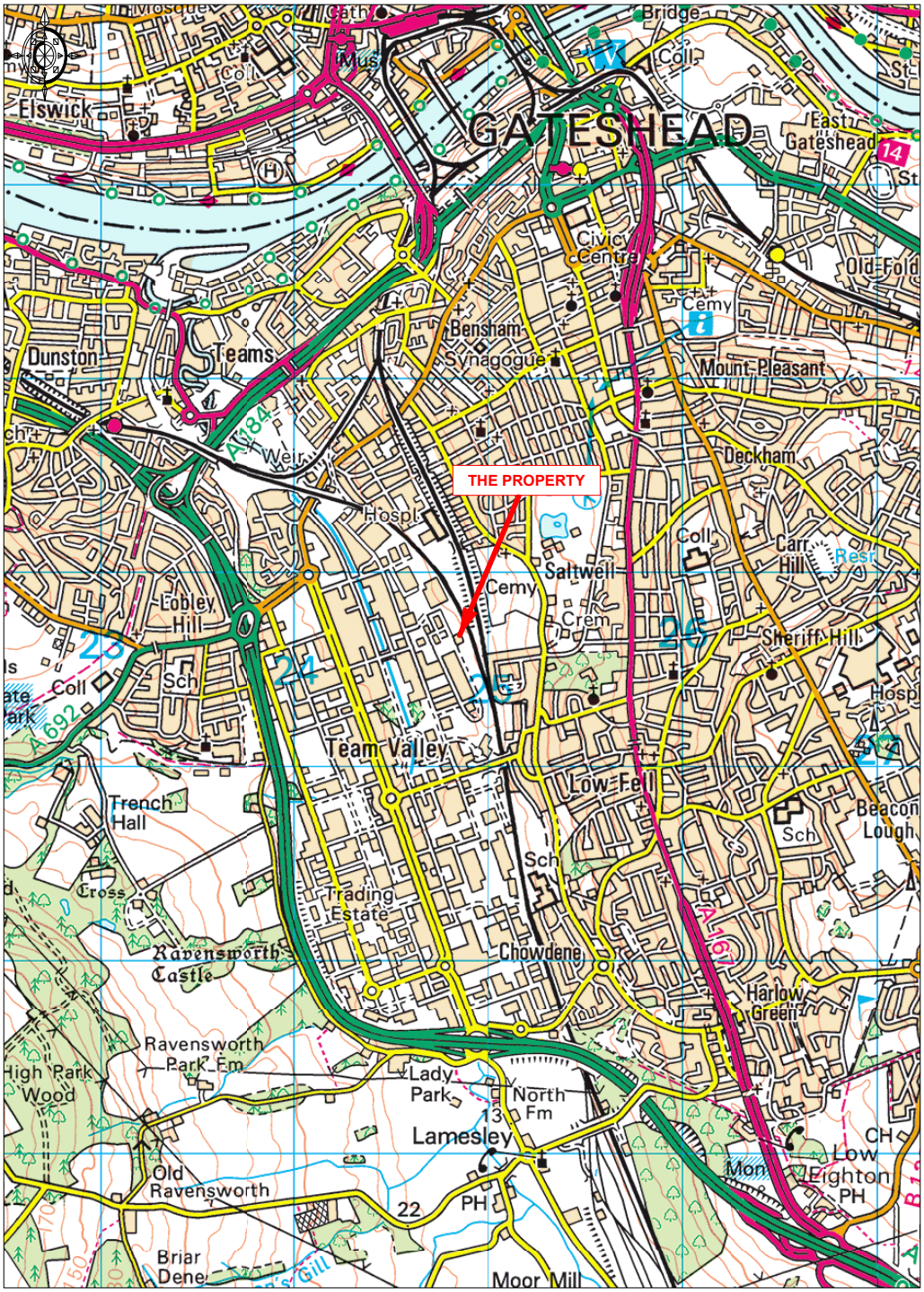
SIMON HAGGIE
0191 5945009 or 07798 570 603
simon.haggie@knightfrank.com

MARK PROUDLOCK
0191 5945019 or 07766 968 891
mark.proudlock@knightfrank.com

Subject to Contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

Former Bell Truck Premises
North East Fruit and Vegetable Market
Team Valley Trading Estate, Gateshead



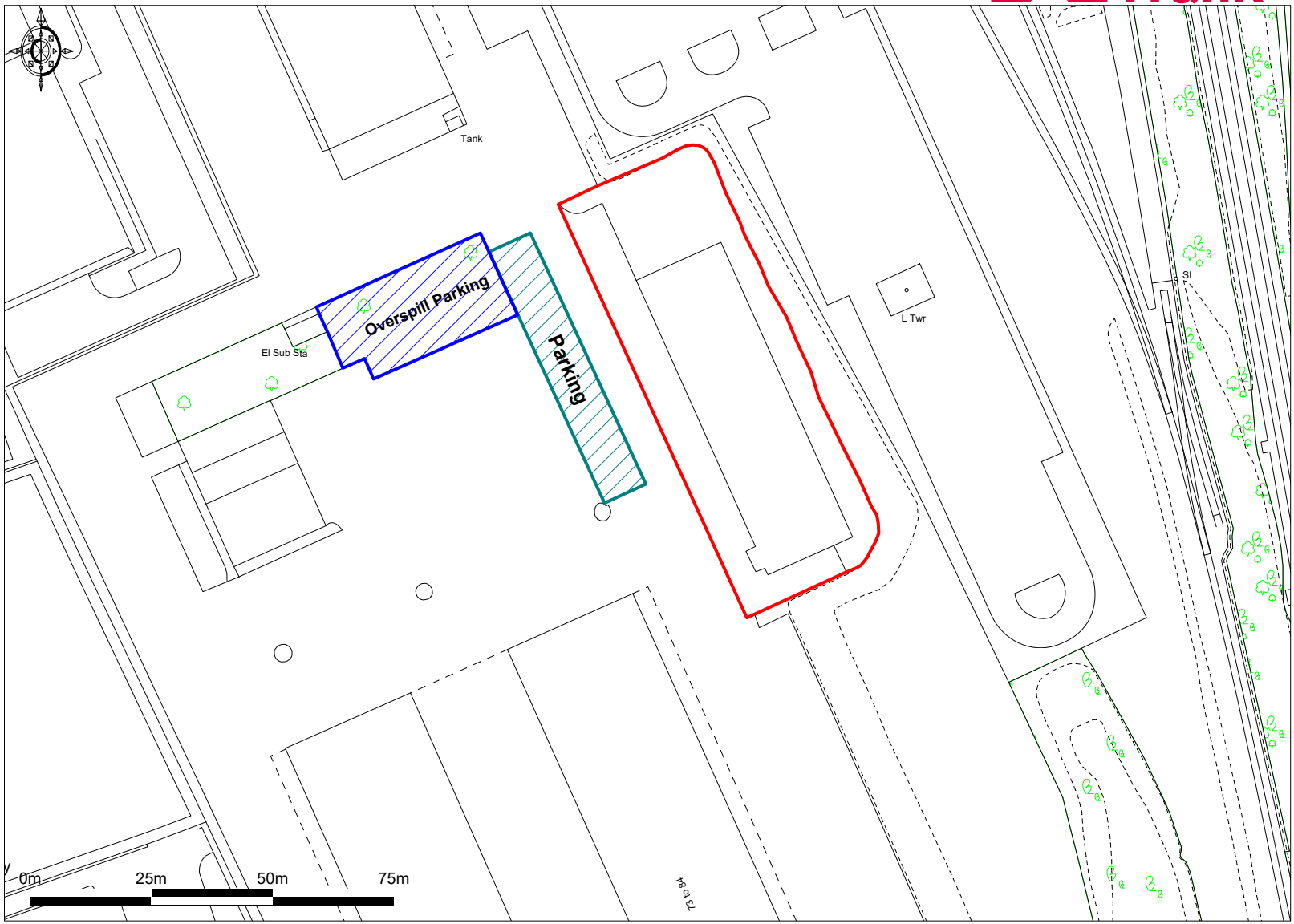
Ordnance Survey © Crown Copyright 2017. All rights reserved.
Licence number 100022432. Plotted Scale - 1:35000

Promap
LANDMARK INFORMATION GROUP

Former Bell Truck Unit, Team Valley - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Former Bell Truck Premises
North East Fruit and Vegetable Market
Team Valley Trading Estate, Gateshead



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432.
Getmapping plc 2017. Plotted Scale - 1:1250

Promap
LANDMARK INFORMATION GROUP

Former Bell Truck Unit, Team Valley - Plan

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.