

TO LET

Unit 3A, Station Approach, Team Valley
Trading Estate, Gateshead, NE11 0ZF



Workshop / Warehouse Unit 407m² (4,377 sq ft)

- Excellent location within this popular estate close to the A1
- Internal Clear Height 5.0m rising to 7.6m
- Two loading doors
- Small office block with WC
- Rent £17,500 per annum exclusive

LOCATION

The Team Valley Trading Estate is generally regarded as one of the premier estates within the region. It is bounded on the west side by the A1 and therefore access throughout the region is excellent.

The premises are located within a large complex which lies off Station Approach on the eastern side of the Team Valley Trading Estate.

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

DESCRIPTION

The unit comprises a single storey steel framed storage buildings with brickwork and profile steel cladding to the external walls and a pitched roof with a corrugated asbestos cement sheet covering.

Internally, the unit has concrete floors throughout and an internal clear height of 5.0m rising to 7.6m at the rear party wall. There is a small office block comprising a reception/entrance area, two offices and a single WC.

Externally, there is a shared service yard and car parking to the front of the unit and vehicular access is by way of two steel roller shutter loading doors 4.25m x 4.25m.

SERVICES

The unit has sub-metered supplies of 3 phase electricity and water. Lighting throughout the property is by way of fluorescent fittings.

ENERGY PERFORMANCE

The unit has an EPC rating of E108.

For further details please contact:



MARK PROUDLOCK

0191 5945019 or 07766 968891

Mark.proudlock@knightfrank.com

SIMON HAGGIE

0191 5945009 or 07798570603

Simon.haggie@knightfrank.com

ACCOMMODATION

The unit provides the following gross internal areas:-

Description	m ²	sq ft
Warehouse/WC	351	3,774
Offices/Reception	56	603
Total	407	4,377

RATEABLE VALUE

Rateable Value	Rates Payable 2018/19
£11,000	£5,280

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000 from 1 April 2017. Further information is available from website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

TERMS

The unit is offered to let by way of new lease for term of years to be agreed at a rent £17,500 pa exclusive.

The tenant is responsible for the maintenance and upkeep of the interior of the premises. The landlord repairs and maintains the exterior and structure of the unit (excluding external doors and windows) together with the estate common roads and areas. This is covered by an index linked maintenance rent currently at the rate of £2,850 pa.

VAT

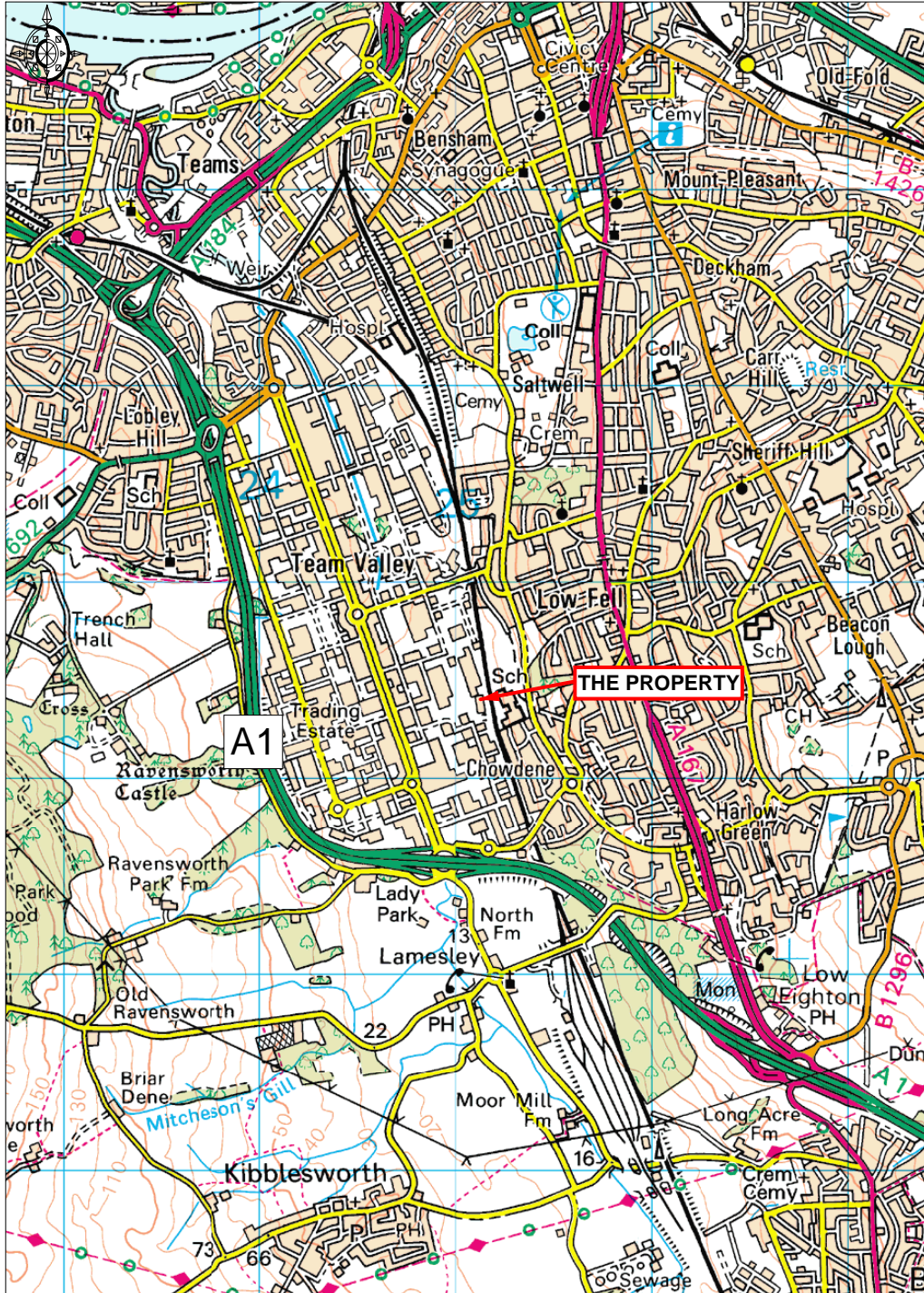
All rents are quoted exclusive of Value Added Tax and will be subject to VAT at the prevailing rate.

VIEWING

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

Particulars Jan 2019
Image Sept 2017

Unit 3
Station Approach
Team Valley Trading Estate

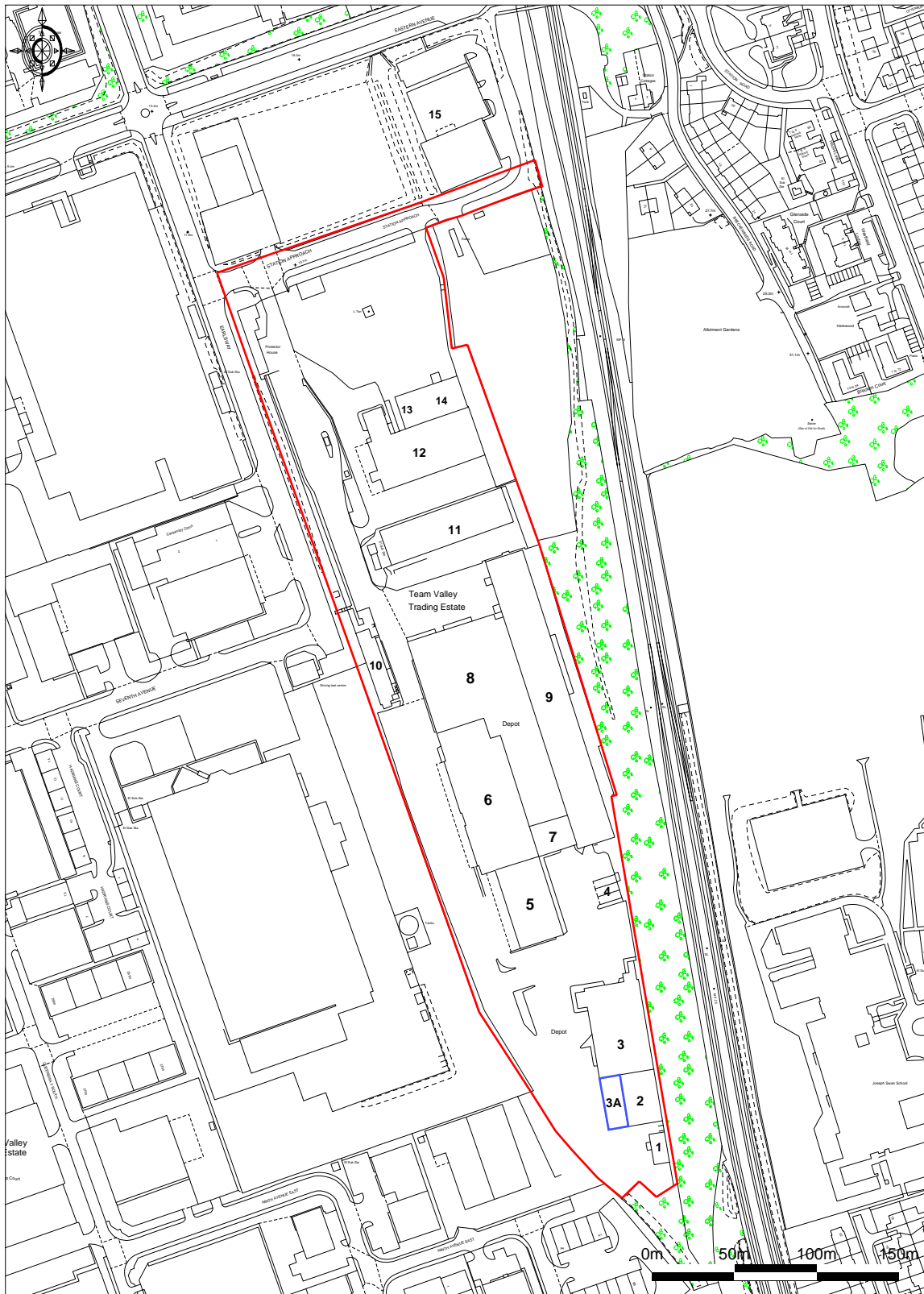


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Unit 3 Station Approach - map

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.

STATION APPROACH OFF EARLSWAY TEAM VALLEY TRADING ESTATE



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Station Approach - plan