

TO LET

Unit 355B Dukesway Court, Team Valley, Gateshead, NE11 0BH



act:

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Industrial Unit

3,354 ft² (311.63 m²)

- Located within popular industrial estate.
- Good size mezzanine.
- Estate parking.

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Gateshead, NE11 0BH

Location

The property is located within Team Valley Trading Estate, the north east's premier commercial estate which covers approximately 238 hectares and provides more than 650,000 m² of commercial accommodation. The estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South.

Dukesway Court is located in the southwest quadrant of Team Valley Trading Estate close to Retail World and approximately 4.5 miles south of the Newcastle/Gateshead conurbation.

Description

The property is a semi-detached unit of steel portal frame construction with blockwork walls and cladding above. The roof is constructed of steel profile sheeting with circa 10% skylights. Internally the warehouse area has concrete flooring, LED lighting and two ceiling mounted gas blower heaters. There is also a concrete floored storage mezzanine with stairway access. Minimum eaves height is 4.6m to the haunch with maximum eaves height being 6.58m to the apex. The office area is refurbished and benefits from double glazing, data trunking and LED lighting.

Access is provided via a roller shutter door measuring 3.01m (wide) x 4.64m (high). The unit has two W.Cs, one accessed from the warehouse and the second from the office space. Externally parking spaces are available to the front of the unit.

Accommodation

The unit comprises the following net internal area:

Unit	ft ²	m ²
Warehouse	2,310	241.57
Office Space	522	48.53
Mezzanine	522	48.53
Total	3,354	311.63

Services

We understand the property has mains services connected, including 3 phase electricity and gas.

Terms

The unit is available by way of new full repairing and insuring lease for a term of years to be agreed.

Rent

Quoting rent is £25,000 per annum exclusive.

Rateable Value

The current rateable value is £18,250 (April 2023).

EPC

EPC Rating D (81).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institution of Chartered Surveyors, 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.



