



## Modern end-terrace Industrial Workshop Premises

**1,172 Sq Ft (108.88 Sq M)**

- End-terrace starter unit adjacent to A1(M)
- Parking fronting the property.
- Recently refurbished.
- Available now.

For further information please contact:

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## FOR SALE

Unit 11, Hadrian Court, Seventh Avenue, Team Valley Trading Estate, Gateshead, NE11 0XW

### Location

The property is located within Team Valley Trading Estate, the North East's busiest and most important commercial area. It covers a total of approximately 238 hectares and provides in excess of 650,000 sq m of commercial accommodation.

The Estate lies approximately 4 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 the South.

Hadrian Court was constructed in the 1990's and comprises a development of 14 units of varying sizes. Occupiers in the vicinity include Henry Colbeck, Virgin Media and Royal Mail.

### Description

The unit is an end-terrace industrial unit of steel portal frame with brick and block elevations to approximately 1.8 metres with profile sheet cladding above and to the roof which incorporates intermittent rooflights.

Internally the property has an office, together with WC and kitchen facilities.

These areas have LED lighting, carpets and a suspended gas fire blower heater.

The unit has an eaves height of 4 metres extending to an apex of 4.6 metres. There is a manual up and over roller shutter door between 3 metres wide by 3 metres high.

### Terms

The property is available to purchase by way of a long lease for a term of 125 years from September 1988 at a peppercorn rent.

### Services

We understand all main services are connected to the property, however interested parties should satisfy themselves in this respect.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
<b>Total GIA</b>	<b>1,172</b>	<b>108.88</b>

### Price

£120,000 exclusive.

### EPC

TBC.

### Rateable Value

The Valuation Office Agency website describes the property as warehouse and premises. The Rateable Value (2023) List is £9,800.

### Legal Costs

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

### 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.

### Service Charge

There is a service charge payable for the upkeep of the estate. The current annual charge is £1009.60.

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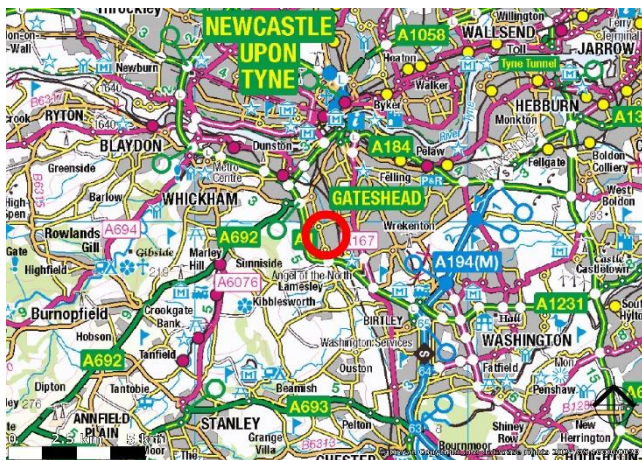
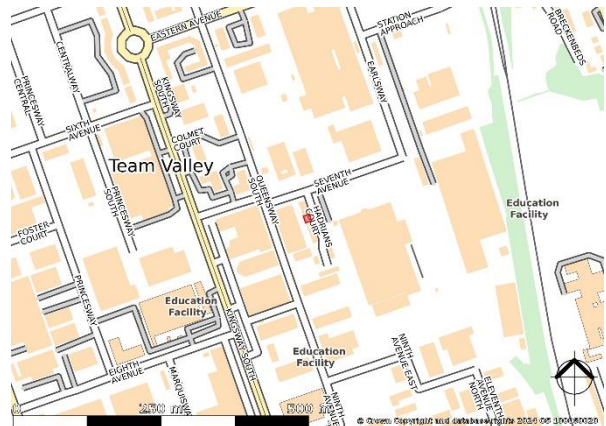
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### Anti-Money Laundering

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 605 1525



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