

# INDUSTRIAL PREMISES FOR SALE

Unit on Kingsway, Team Valley Trading  
Estate, Gateshead, NE11 0SU

- Significant industrial facility in a prime location
- Two interconnected units
- Total size of 8,864.3m<sup>2</sup> (95,416ft<sup>2</sup>)
- 5 x 10 tonne travelling cranes
- 2 x 5 tonne travelling cranes
- Modern warehouse with minimum eaves of 9.7m
- Older factory unit with minimum eaves of 5.9m and 7.8m
- Site area of 1.32 hectares (3.27 acres)
- Car parking facilities for approx. 105 cars

**Guide price of £1,950,000**

**BradleyHall**





## LOCATION

Team Valley Trading Estate is situated on the western edge of Gateshead around 2 miles south west of the town centre and 3 miles south of Newcastle city centre. This is a prime commercial location which has evolved to become a modern business park with warehousing, industrial, office and retail uses. The expanse of the estate covers 700 acres and is home to multiple international businesses.

The estate is bounded to the west by the A1(M) which has junctions giving access to the estate at both the northern and southern ends. The nearest mainline rail station is in Newcastle 3 miles to the north.

The property lies to the western side of Kingsway which is a wide arterial road running north to south through the centre of the estate. It is the main traffic route through the estate, resulting in high volumes of passing traffic. The property is situated slightly to the south of the central roundabout on Kingsway which provides access to the A1(M) around half a mile to the south.

## DESCRIPTION

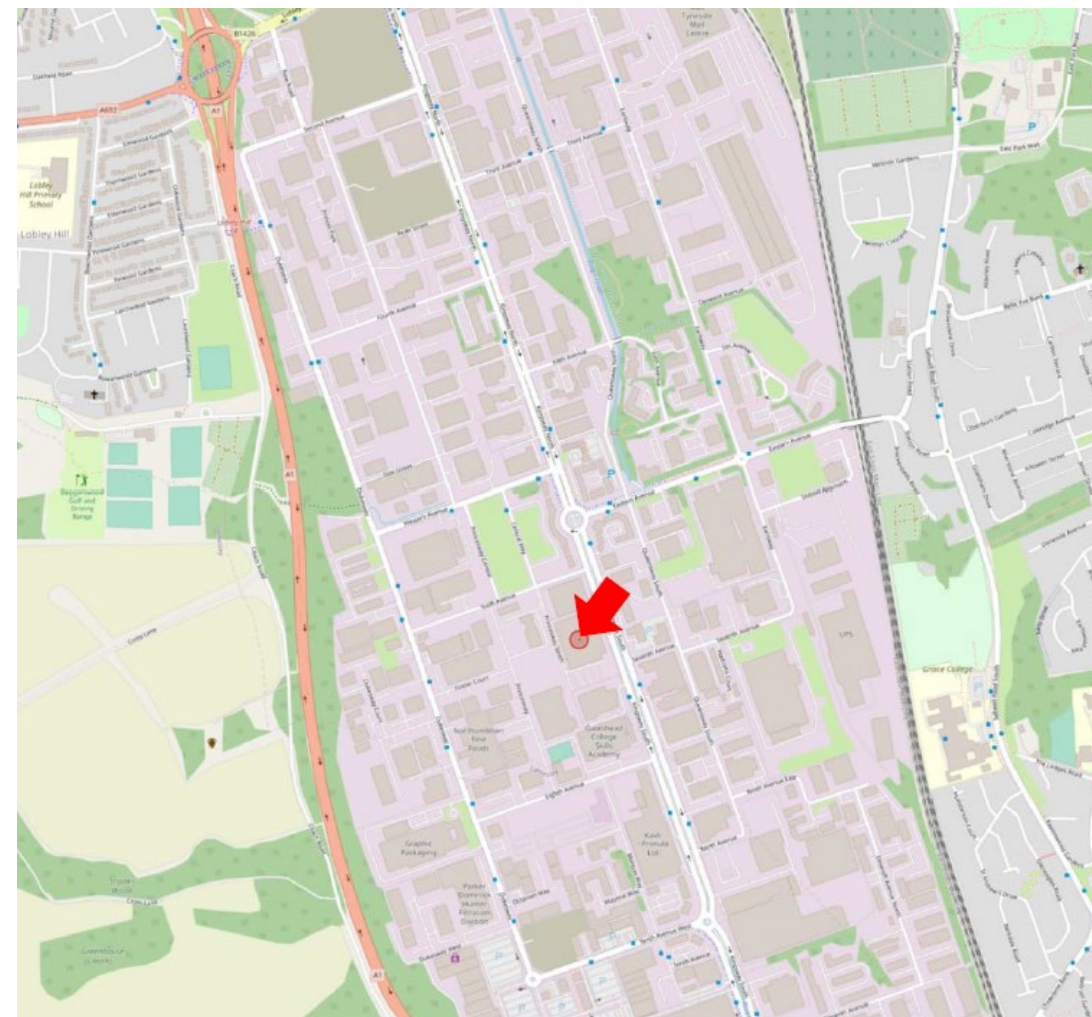
The property comprises a detached industrial facility arranged in two sections. The original building (Bay 3-6) dates to the 1960's and is of portal frame construction with brick infill and steel and cement cladding to parts of the elevations. The roof has multiple pitches and is covered with profiled metal sheet cladding containing glazing along the full length. There are four, open plan bays, within minimum eaves heights ranging from 5.9m to 7.8m. There are two roller shutter door allowing vehicle access to the west elevation. In addition to the bays are ancillary areas such as workshops, offices and WCs.

Connected to Bay 3-6 is a more modern warehouse (Bay 7), built around 1998.

This unit is of portal frame construction with brick and block infill to the lower elevations and insulated profiled steel cladding above. The roof is pitched and has an insulated profiled steel cladding cover incorporating translucent rooflights. The minimum eaves height is approx.9.7m. There is an up and over door to the rear of the unit leading to a fenced yard which has a canopy coverage to part.

To the front of the building is a two-storey office block with accommodation which is finished to a reasonable modern standard.

Externally there is a car park with a tarmac surface and allocation for approximately 105 cars.



**0.5 miles from Retail World**  
**4 miles from Metro Centre**  
**2.5 miles from Gateshead**  
**5 miles from Newcastle city centre**



**Car parking on site**  
**0.7 miles from A1(M)**  
**1.5 miles from A692**  
**4 miles from Dunston Train Station**

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

## ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

Bay 7	1,410m <sup>2</sup>	15,186ft <sup>2</sup>
Bays 3-6	7,454m <sup>2</sup>	80,235ft <sup>2</sup>
<b>Total</b>	<b>8,864m<sup>2</sup></b>	<b>95,421ft<sup>2</sup></b>
Canopy	323m <sup>2</sup>	3,481ft <sup>2</sup>
Site Area	1.32Ha	3.27 Ac

## EPC RATING

Awaiting EPC Rating.

## TENURE

The property is held by way of a long leasehold interest and subject to an underlease from 23 May 2014 until 19 September 2120 at a peppercorn rent.

## TERMS

The property is available for sale with a guide price of £1,950,000 (One Million Nine Hundred and Fifty Thousand Pounds).

A service charge for the implementation and administration of services to the common areas of the estate is also payable, with further details available on request.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.







# CONTACT US

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)