

To Let

Modern Warehouse/Industrial Unit



5 Derwent Court, Earlsway, Team
Valley Trading Estate, Gateshead
NE11 0TF

Bradley Hall

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1 Hood Street, Newcastle upon Tyne NE1 6JQ



Key info



PRICE ON
APPLICATION



Modern end-
terraced
industrial unit
with offices



Located within
the popular
Team Valley
Trading Estate



Total size of
749.8m²
(8,071ft²)



Hard-standing
yard and car
park to the
front



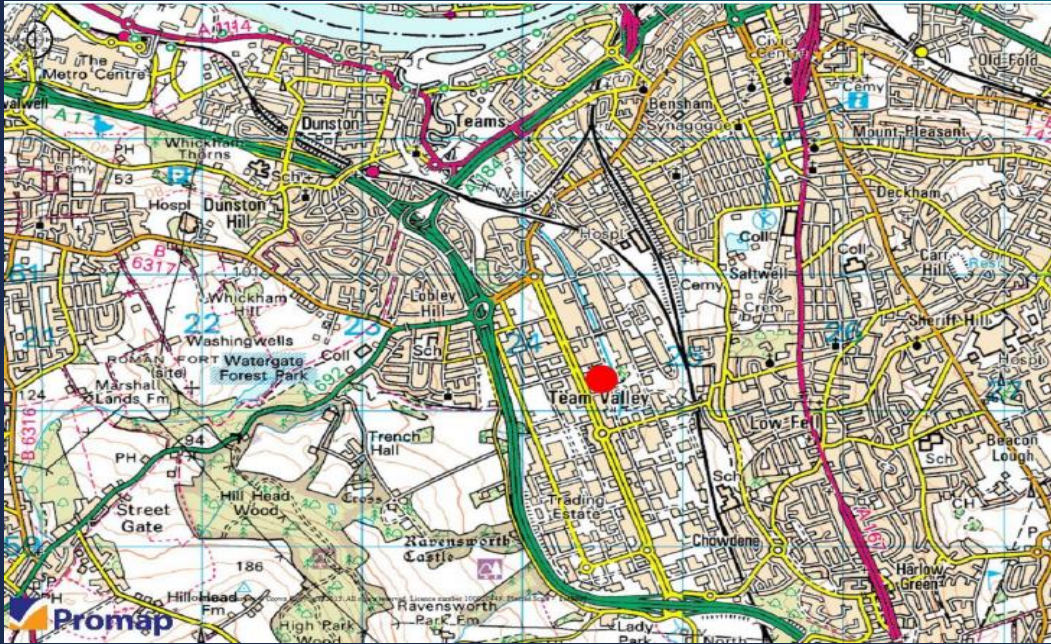
Arranged over
ground and first
floors



8 allocated car
parking spaces

Location

The property is located on Earlsway on the Earls Park North Development. Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. Team Valley is the premier mixed use business location in the region totaling around 280 hectares (700 acres) and is home to a wide variety of businesses. Road links to all parts of the region and beyond are excellent and the estate is served by regular bus services. The property is situated on a modern scheme consisting of 8 units spread over 2 terraces, with occupiers including AMD Specialist Coatings and Elring Parts Ltd.



DESCRIPTION

The unit is of modern steel portal frame construction with insulated profile sheet cladding to the walls and roof. The warehouse space includes high bay lighting and warm air blower with external access via a large up/over door. The office space is situated to the front of the unit and is spread over two floors. Specification includes heating via perimeter radiators fed by a gas fired boiler, suspended ceiling, carpets, kitchen, WCs and double glazed windows. Externally to the front there is an expanse of concrete yard and car parking.

Description	Size (Sq M)	Size (Sq Ft)
Ground Floor Warehouse	640.0	6,889
Ground Floor Office	40.1	432
First Floor Office	69.7	750
Total	749.8	8,071





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For Viewings & Further Information

Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £65,000 per annum.

EPC Rating

C75

VAT

All rents, premium and purchase prices quoted herein are exclusive of VAT.

Legal Costs

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

For all enquiries and viewing arrangements please contact **Harry Towers**.

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