# UNIT 383R JEDBURGH COURT

TEAM VALLEY, GATESHEAD, NE11 0BQ

**MODERN WAREHOUSE/INDUSTRIAL/TRADE UNIT**

96.62 SQ M (1,040 SQ FT)




# TO LET / FOR SALE

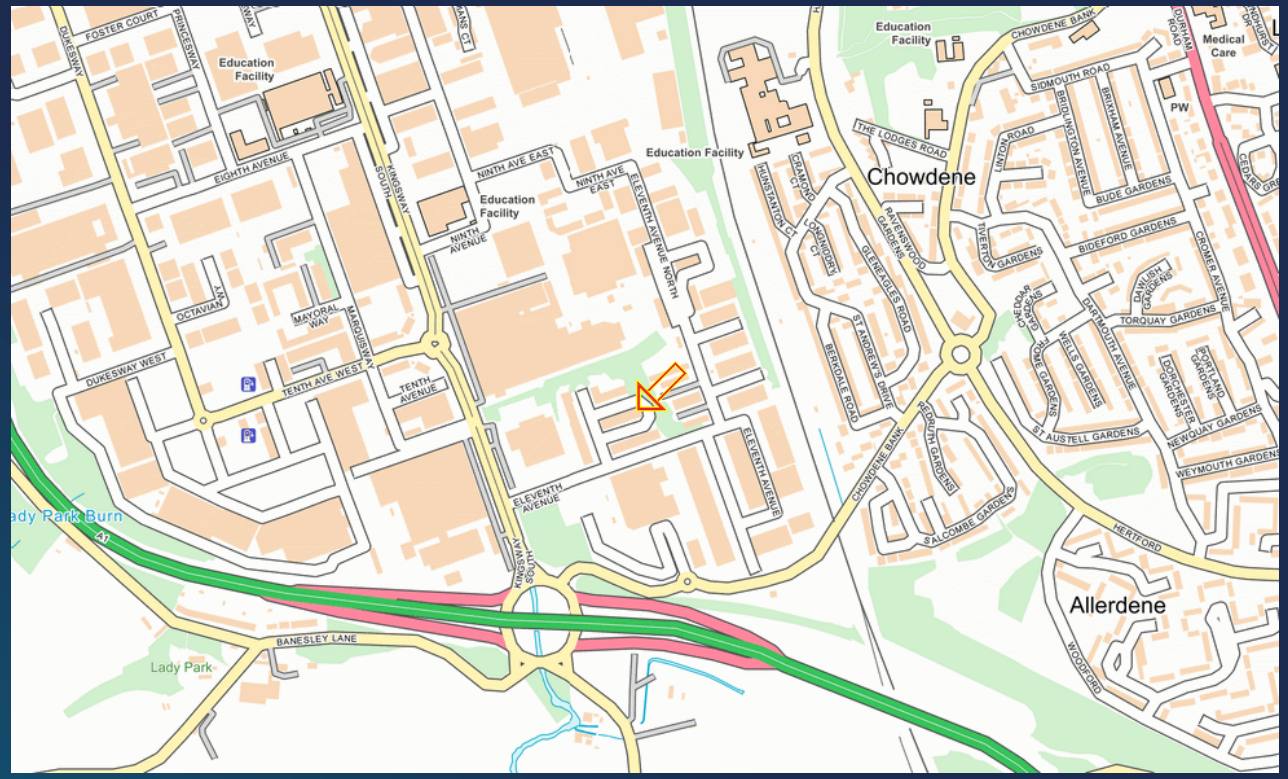
Bradley Hall

# DESCRIPTION

The property comprises a well-presented, single-storey industrial unit extending to approximately 1,040 sq ft (96.62 sq m), suitable for a variety of industrial, workshop and storage uses, subject to the necessary consents.

The unit is of steel portal frame construction with brick and blockwork elevations and profile metal sheet cladding above. Internally, the accommodation provides an open-plan workshop/warehouse area with a painted concrete floor, overhead lighting and WC facilities.

Access is provided via a pedestrian entrance and a full-height roller shutter loading door. The property benefits from three-phase electricity and an eaves height ranging from approximately 4.008m to 4.852m. Externally, the property benefits from a forecourt area providing access for loading and unloading.




# KEY SPECIFICATION

- Open-plan industrial/workshop accommodation
- Roller shutter loading door
- Three-phase electricity supply
- Established industrial location in Team Valley
- Excellent access to the A1
- Minimum eaves height: 4.008m
- Maximum eaves height: 4.852m

| UNIT 383R JEDBURGH COURT | SIZE (SQ M) | SIZE (SQ FT) |
|---|---|---|
| **TOTAL** | **96.62** | **1,040** |

# EPC RATING

C (57)

# LOCATION

The property is situated within Jedburgh Court, forming part of the well-established Team Valley Trading Estate in Gateshead, approximately 4 miles south of Newcastle upon Tyne city centre.

Team Valley is one of the North East's principal commercial and industrial locations, accommodating a wide range of businesses, including industrial, warehousing, trade counter and distribution occupiers.

Jedburgh Court is accessed via Eleventh Avenue and benefits from excellent transport links, with the A1 situated nearby, providing convenient access to Newcastle, Gateshead, Durham and the wider regional motorway network.





## TERMS/SALE PRICE

The property is held on a long leasehold basis and is available for sale at an asking price of £125,000.

Alternatively, the property is available to let at a rent of £12,500 per annum.

## VAT

The property is not registered for VAT.

## SERVICE CHARGE & INSURANCE

Estate service charge – c.£602 p.a

Building insurance recharge – c.£198 p.a

## RATING

The rateable value of the premises as of 1st April 2026 is £8,900 meaning the estimated rates payable are £4,441.1.

## VIEWING

For all viewings and general enquiries please contact Bradley Hall

## CONTACT

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Bradley Hall



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