

to let

**UNIT N202
SEVENTH AVENUE / QUEENSWAY SOUTH
TEAM VALLEY TRADING ESTATE
GATESHEAD
TYNE & WEAR
NE11 0SL**



SELF CONTAINED FACTORY / WAREHOUSE WITH TWO STOREY OFFICES AND PARKING.

- **EXCELLENT VISIBILITY AND MAIN ROAD FRONTAGE.**
- **GIA: 2,846.35 M² (30,638 SQ FT).**
- **COMPETITIVE RENT / INCENTIVES SUBJECT TO TERM & COVENANT.**



LOCATION

The subject premises are located on the corner of Seventh Avenue / Queensway South, Team Valley Trading Estate, Gateshead.

Team Valley Trading Estate is the regions foremost mixed use business estate, offering circa 700 acres in total. This location has the benefit of Sainsbury's Supermarket, Retail World and Hotel along with general commercial, industrial and office space, providing employment for circa 15,000 people.

This location benefits from good passing traffic and has excellent communication links to the A1(M), which lies several minutes drive away.

All local amenities and services are situated a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise of a self-contained factory / production facility, offering two storey office accommodation with yard and car parking to both elevations.

The main building is constructed of steel portal framed design offering part flat and north light roof structure.

The offices are of brick construction with flat felt roof over, providing a combination of open plan, cellular offices, along with reception, W.C facilities and

welfare facilities. The main production area has been subdivided in part to provide separate areas (for the former business which was a printers). This area could be removed to provide one open production area.

Internally, within the factory there are four security roller shutter doors of various sizes. The property has an approximate operational eaves height of 4.6m.

ACCOMMODATION

From onsite measurements the premises have the following areas (GIA):

Office (ground and first floor)	327.64 m ²
Production/Stores	2,518.71 m ²
Total GIA	2,846.35 m² (30,638 sq ft)

SERVICES

It is understood the all mains services are provided to the building, including mains gas, electric, water and drainage.

The property also benefit from various eaves mounted gas fired blowers and a full security alarm system.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at:

RV £70,000

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £75,000 pa.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

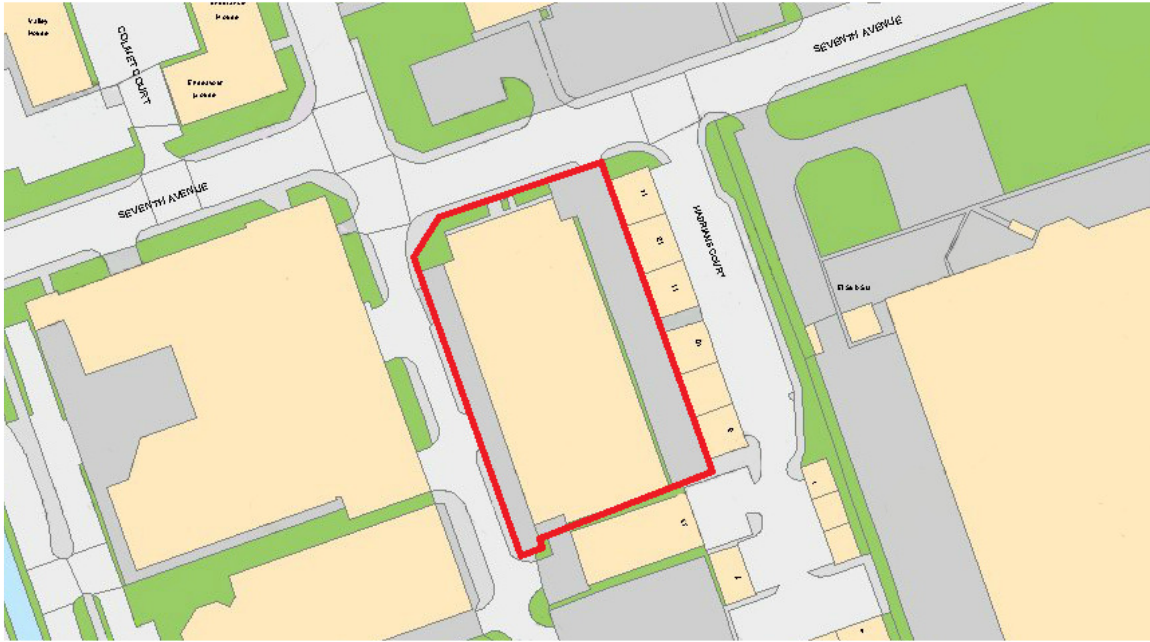
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Oct 24



(Red lined plan for identification purposes only)



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Map Information

Scale: **Seventh Avenue / Queensway, Team Valley Trading Estate, Gateshead NE11 0SL**
 Date: 07/02/16
 Reference:
 Order No: 1628792



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