

# to let



*The industrial property specialists*

**UNIT 2  
EARLS PARK  
EARLSWAY  
TEAM VALLEY TRADING ESTATE  
GATESHEAD  
NE11 0RY**



- **SELF CONTAINED MID TERRACE REFURBISHED WORKSHOP / WAREHOUSE WITH INTEGRAL OFFICES AND SHARED COMPOUND.**
- **GIA : 771.0 M<sup>2</sup> (8,300 SQ FT)**
- **RENT: £48,000 PA EXC.**
- **INCENTIVES AVAILABLE, SUBJECT TO COVENANT AND TERM.**

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

The subject property is located on Earls Park North which is situated at the northern end of Earlsway within the popular well established Team Valley Trading Estate, Gateshead.

The Estate lies approximately 3 miles to the south of Newcastle City Centre and offers excellent direct access to the A1 (M) Western Bypass, providing connection to the regional road network, both North and South.

The unit is accessed via Earlsway one of the main thoroughfares on Team Valley, and forms part of the newly developed and popular Earls Way Trade Park Estate.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises a mid terrace self-contained refurbished factory / warehouse unit with internal single storey offices offering a shared secure gated car parking and loading area.

The property is of steel portal frame construction, with brick / block infill walls and insulated profile cladding to the external elevation and pitched roof over incorporating translucent roof lights.

Internally, the warehouse has concrete floors and LED lighting, offering a minimum eaves height of circa 5m (Apex 6.8m).

Access to the unit is via a single automatic security roller shutter (4.5m x 4.9m) leading to a shared secure yard.

Internally there is single storey offices to the front, offering a combination of open and cellular accommodation, with WC facilities and kitchenette. Fitted out to good standard the accommodation offers plaster painted walls, carpeted floors with Category 2 lighting.

## ACCOMMODATION

From onsite measurements, it is understood that the units have the following GIA:

### UNIT 2

Factory / Warehouse and stores (including single storey offices)

<b>Total (GIA)</b>	<b>771.00 M<sup>2</sup></b> <b>(8,300 SQ FT)</b>
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## SERVICES

We understand that all main services are available including electric, water, gas and drainage.

In addition, the site benefits from a full fire and security alarm systems.

(All parties should make their own investigations).

## BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the units have the following RV assessments:

**Unit 2 : £27,500**

All interested parties should make their own investigations as to the rating liability.

## SERVICE CHARGE

A nominal service charge is payable for the maintenance and upkeep of common areas.

## TENURE

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a market rent of £48,000 pa exc.

Incentives may be offered subject to lease term.

## ENERGY CERTIFICATE

C (66)

Full details upon request.

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

November 2024





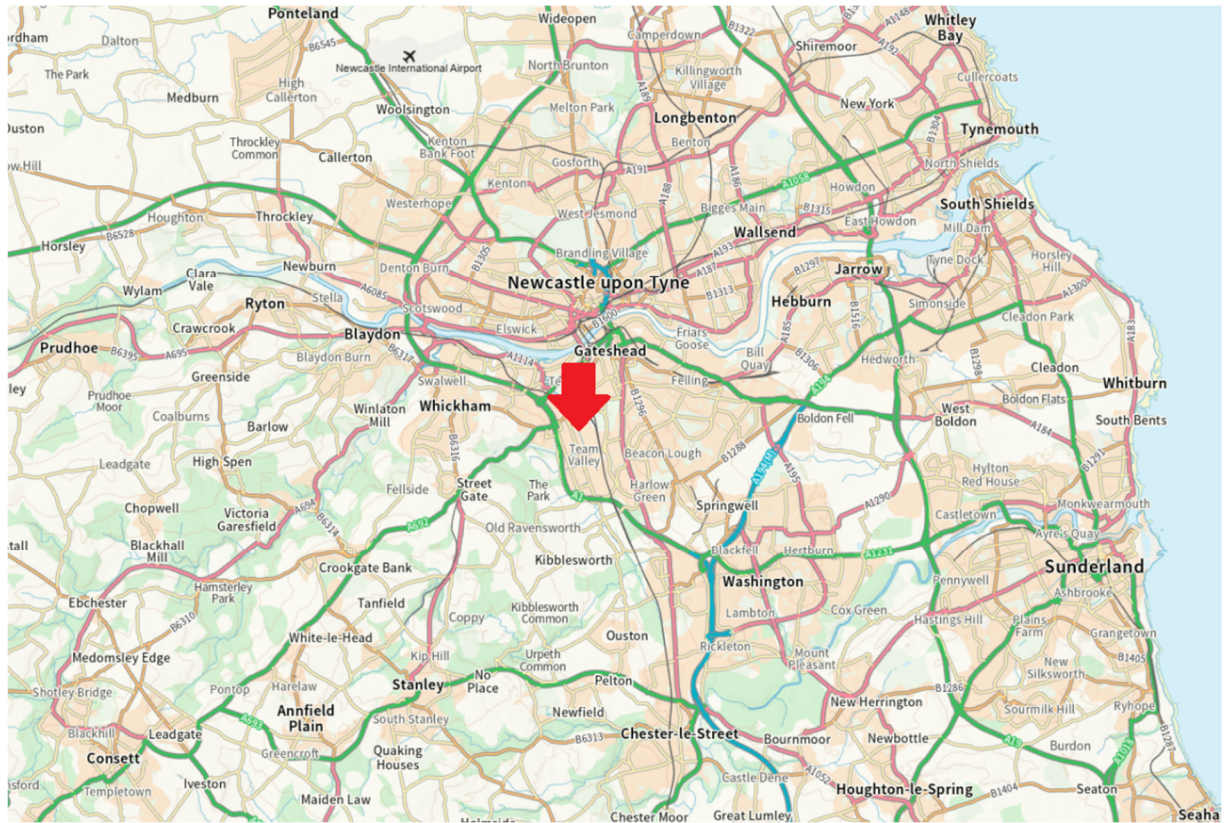


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