

to let



The industrial property specialists

**UNIT 320F
MAYORAL WAY
TEAM VALLEY TRADING ESTATE
GATESHEAD
NE11 0RT**



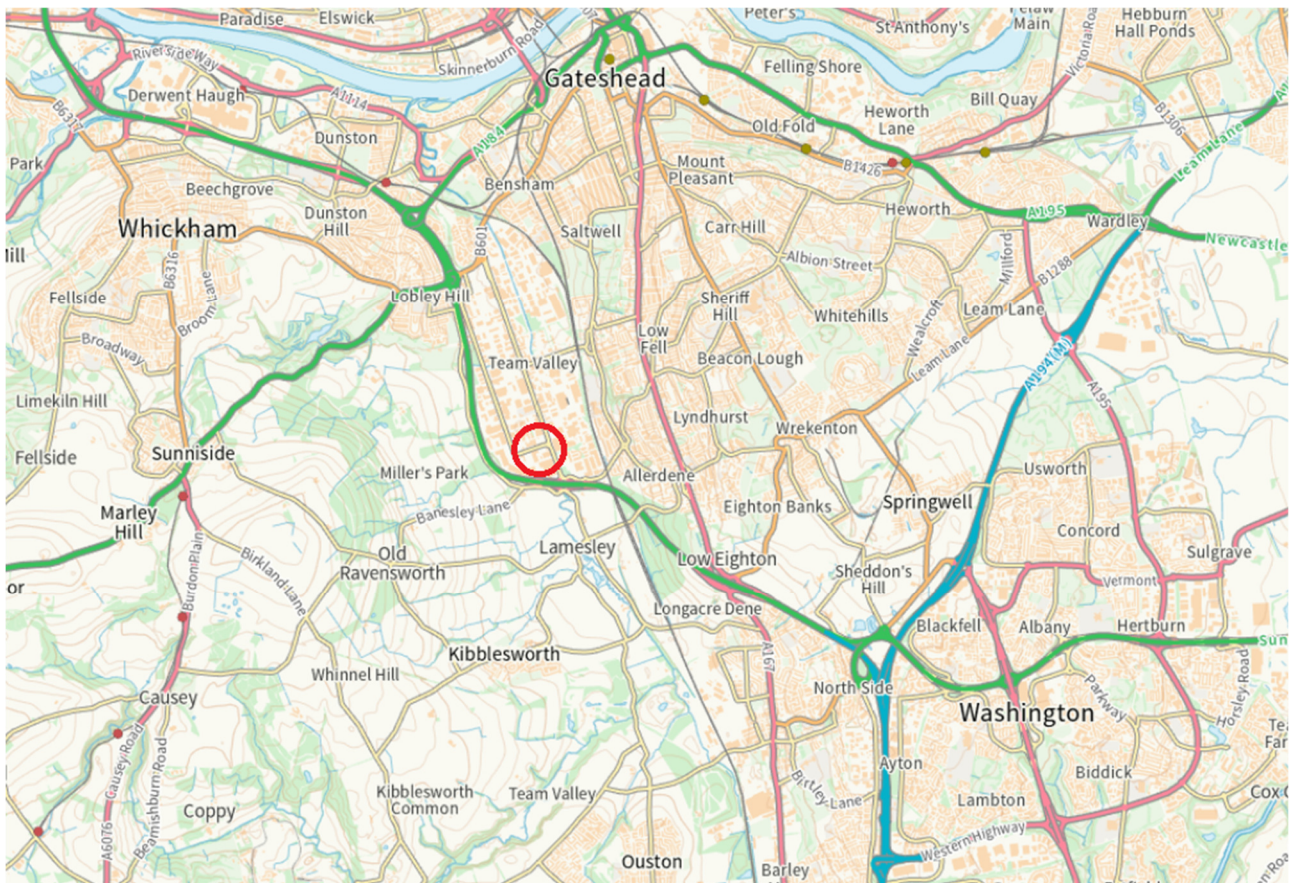
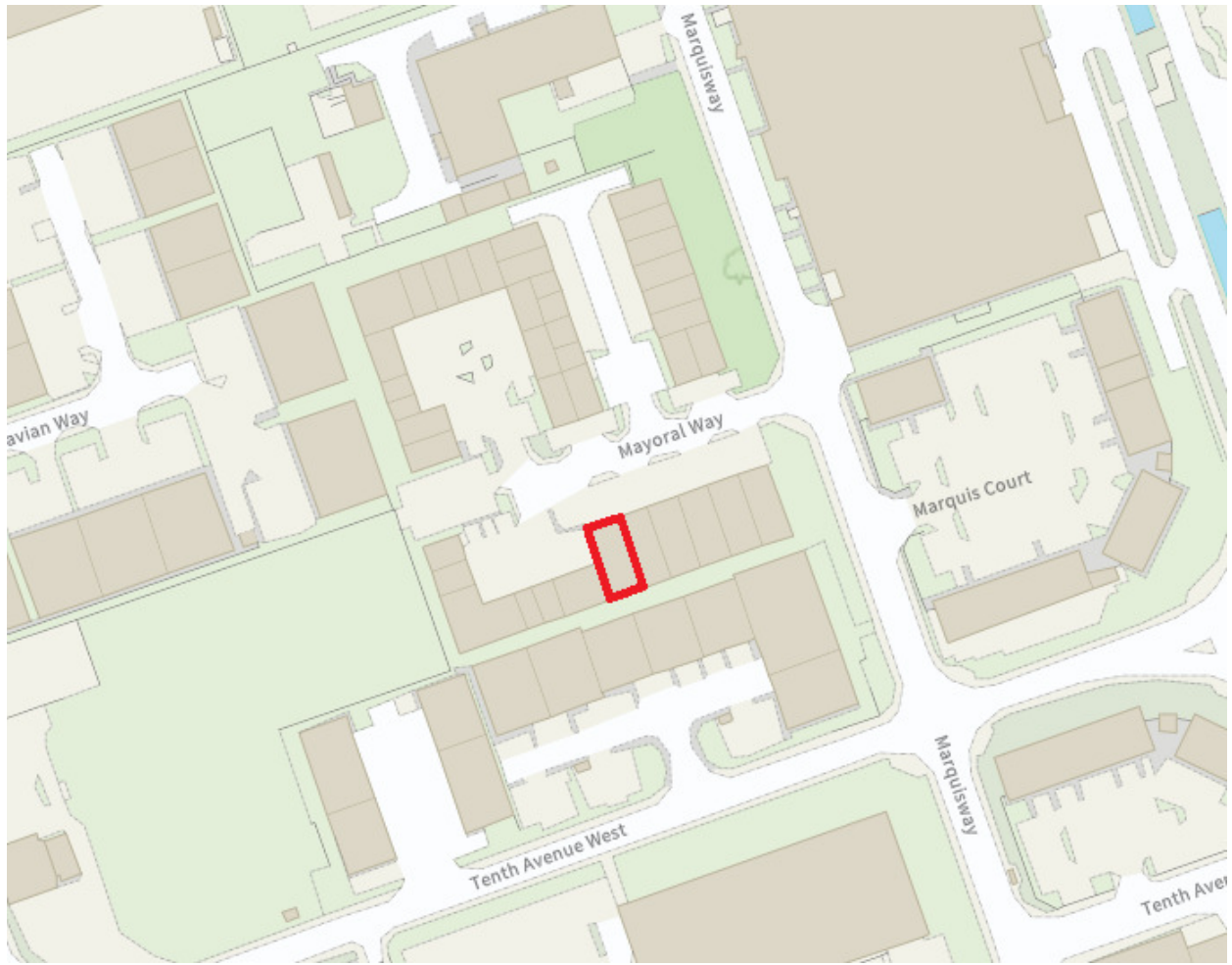
- **MODERN SHOWROOM / WAREHOUSE WITH INTEGRAL OFFICE ACCOMMODATION & PARKING**
- **GIA – 196.08M² (2,111 SQ FT)**
- **FLEXIBLE LEASE TERMS**
- **AVAILABLE JANUARY 2025**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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





LOCATION

The subject premises are located at Mayoral Way, Team Valley Trading Estate.

The surrounding area is principally commercial, including trade counter, offices and retail with Team Valley Retail Park a short walk away.

Team Valley Estate is widely recognised as premier industrial location within the Newcastle and Gateshead conurbation. It benefits from excellent transportation links lying just east of the A1 (M) which can be accessed both north and south ends of the estate.

The exact location is shown on the attached plan.

DESCRIPTION

The premises comprise of a terraced single storey showroom / warehouse unit of steel portal frame design with brick/blockwork infill walls and insulated cladding to roof above.

Internally there is a small office to the front and WC & welfare facilities to the rear, with mezzanine floor above.

Currently used as a showroom it can be operated for a various of uses, subject to usual permissions.

Externally there is a car parking to the front.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Warehouse / showroom including offices and mezzanine floor.

TOTAL GIA **196.08 M²**
(2,111 SQ FT)

SERVICES

The property benefits from all mains services.

It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the VOA website the property is assessed as follows:

RV £14,000

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

TENURE

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

(The landlord may consider a sale of the long leasehold interest.)

RENT BOND

The landlord will require a 3 month rent bond which will be held for the duration of the lease.

SERVICE CHARGE

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

Full details upon request.

Exact figures can be provided upon request.

RENT

Our client is seeking a rental in the region of £19,000 p.a. exc.

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

The ingoing tenant will be responsible for the landlords' reasonable 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

October 2024





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