

## TO LET

Unit 2 The Dukeries, Dukesway West,  
Team Valley, Gateshead, NE11 0PN



## Modern Detached Industrial/Warehouse 12,006 ft<sup>2</sup> (1,114 m<sup>2</sup>)

- Detached industrial/warehouse with secure yard
- Adjacent to A1(M)
- Approximately 20 car parking spaces
- Recently refurbished
- Available now

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### Location

The property is located within the Team Valley Trading Estate, one of the North East's busiest and most important commercial areas. It covers a total of approximately 238 hectares and provides in excess of 650,000m<sup>2</sup> of commercial accommodation.

The estate lies approximately 4.5 miles south of the Newcastle Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and the South.

The Dukeries was constructed in the mid-1990s and comprises a development of 4 units of varying sizes. Other occupiers on the development include Virgin Media and RS Components.

The scheme sits adjacent to Retail World which houses many brands including M&S, Homebase, Sports Direct and drive-thru operators including McDonalds and Costa Coffee.

### Description

The unit comprises a detached warehouse unit of steel portal frame construction with part brick block and part profile steel sheet cladding to the elevations. The roof is of profile sheet cladding with translucent roof lights.

The property has recently been refurbished and provides reception area including toilet facilities on the ground floor whilst on the first floor there are two open plan office areas with WC facilities. These are carpeted throughout with LED lighting, gas central heating and double-glazed

windows.

The eaves height extends to approximately 5.8m with two electric roller shutter doors which open out to an enclosed fenced and gated yard. The production area provides a mix of sodium and LED lighting including gas blower heating.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following gross internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Office	47	509
First Floor Office	139	1,504
Warehouse	928	9,993
<b>Gross Internal Area</b>	<b>1,114</b>	<b>12,006</b>

### Terms

The property is available to let on a full repairing and insuring lease for a term of years to be agreed.

### Rent

£85,000 per annum exclusive.

### Services

We understand that all mains services are connected to the property however interested parties should satisfy themselves in this respect.

### Rating Assessment

The Valuation Office Agency Website describes the property as 'Warehouse and Premises'. The Rateable Value (2023) list is: £68,500.

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### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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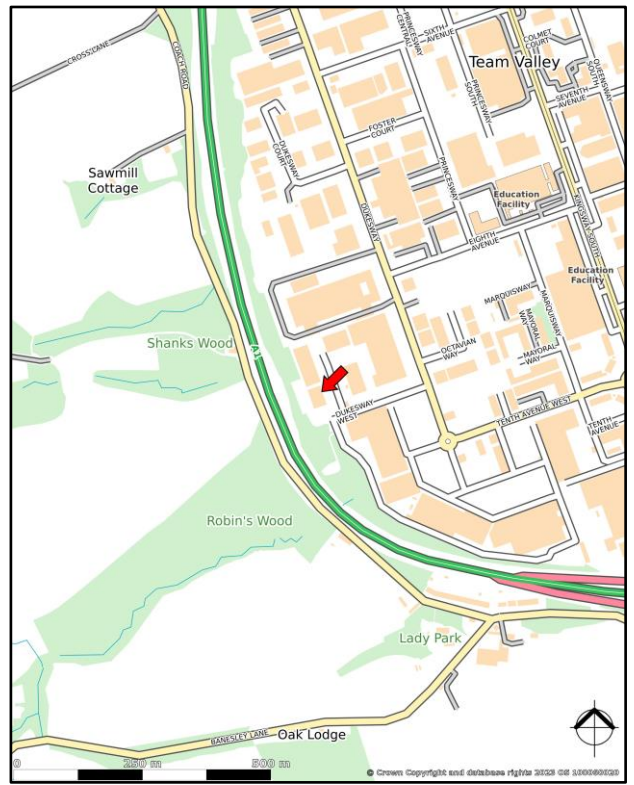
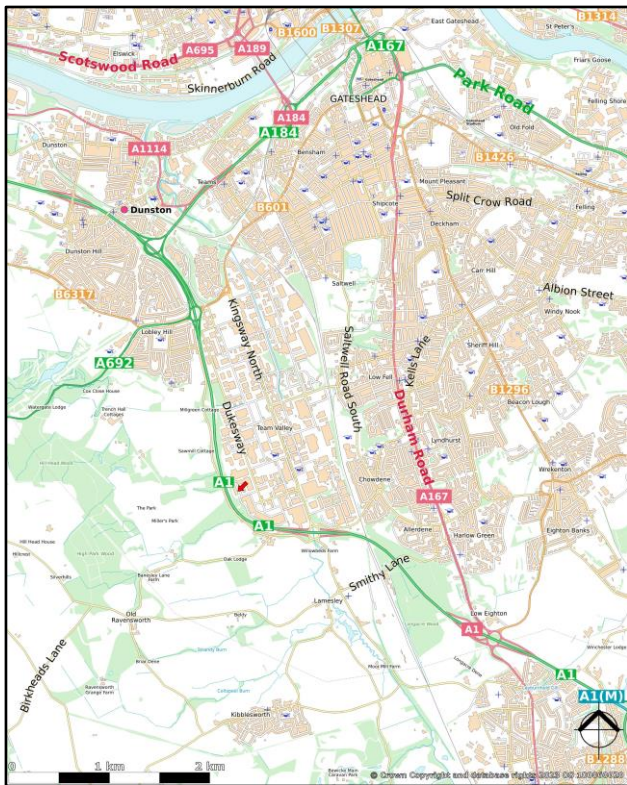
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