

## TO LET

Unit 11 Kingsway Interchange,  
Team Valley, Gateshead, NE11 0JY



## Warehouse/Industrial Unit

9,728 ft<sup>2</sup> (903.76 m<sup>2</sup>)

- Open plan production/warehousing space
- Clear internal heights from 6m
- Insulated steel sheet roofs incorporating roof lights
- Electric loading doors
- Staff offices & welfare facilities
- Dedicated parking and loading areas

For further information please contact:

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### Location

Team Valley is located next to the A1 with immediate access to this key arterial route from both the north and south gateways to the estate.

It is a strategic position within the region with great connectivity. It is close to major urban areas for a highly skilled and cost-effective workforce and is well served by public transport.

Home to a thriving community of over 700 businesses and 20,000 people, ranging from skilled and manual service trade to high end manufacturing, professional services and world-leading research and development.

Over 34 buses per hour serve the estate, with connections to Newcastle, Gateshead and the wider area.

Team Valley offers a superb level of amenities including Sainsbury's and Retail World. Maingate at Team Valley offers further services including retail and dining outlets, a gym and one of the most prominent Premier Inn hotels in the region.

### Description

The Kingsway Interchange is a development of 23 industrial, warehouse and trade units comprising approximately 16,700 sq.m (180,000 sq.ft) in a prominent location just next to Sainsbury's supermarket in the south east corner of Team Valley Estate.

Adjacent to the A1 and minutes from Newcastle Airport and city centre. Team Valley is the north

east's premier business estate. It is a thriving business community, home to over 700 businesses with superb amenities and connectivity.

The unit provides an open plan industrial warehouse with LED lighting throughout together with open plan office and WC and kitchenette facilities.

There is ample loading and car parking fronting the property together with a shared car park adjacent.

### Accommodation

The property comprises the following gross internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Unit 11 Kingsway Interchange	903.76	9,728

### Tenure

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

### Rent

£80,000 per annum exclusive.

### Business Rates

The Valuation Office Agency website describes the property as 'Warehouse and premises'. Rateable Value (2023) £60,500.

### EPC

To be assessed.

## Legal Costs

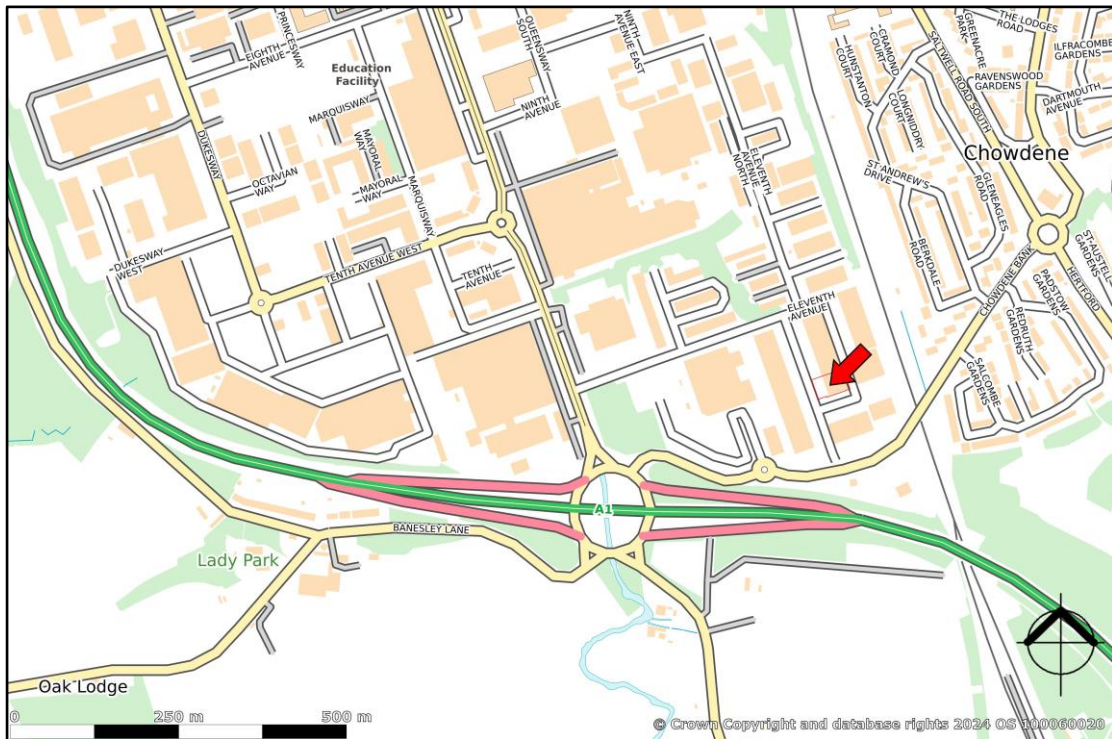
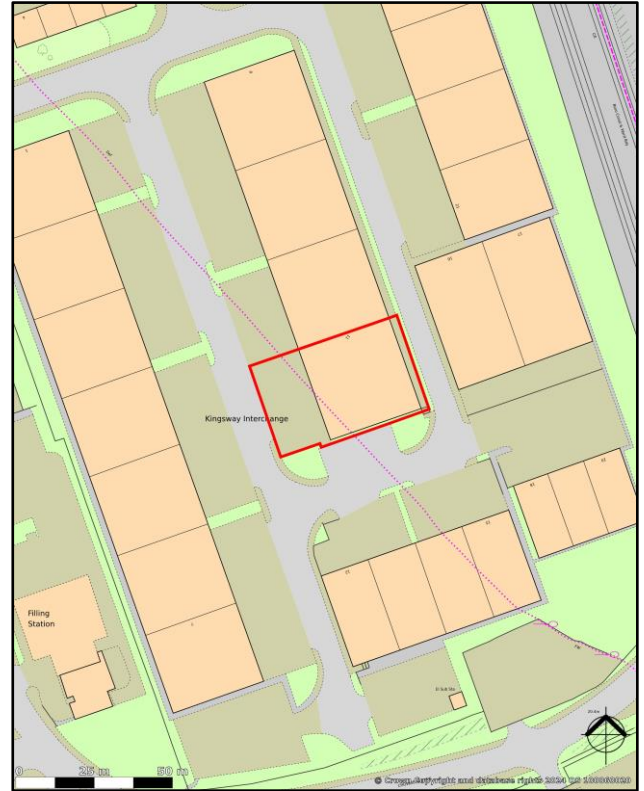
Each party to be responsible for their own legal costs incurred in this transaction.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## 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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