

The logo for UK Land Estates, featuring the letters 'UK' in a bold, white, sans-serif font.

UK LAND ESTATES

A photograph of a modern industrial building with a white facade and large green-tinted glass windows. A tall, grey, cylindrical pillar stands in the foreground. The sky is blue with light clouds. The building's interior is visible through the glass, showing desks and computer monitors.

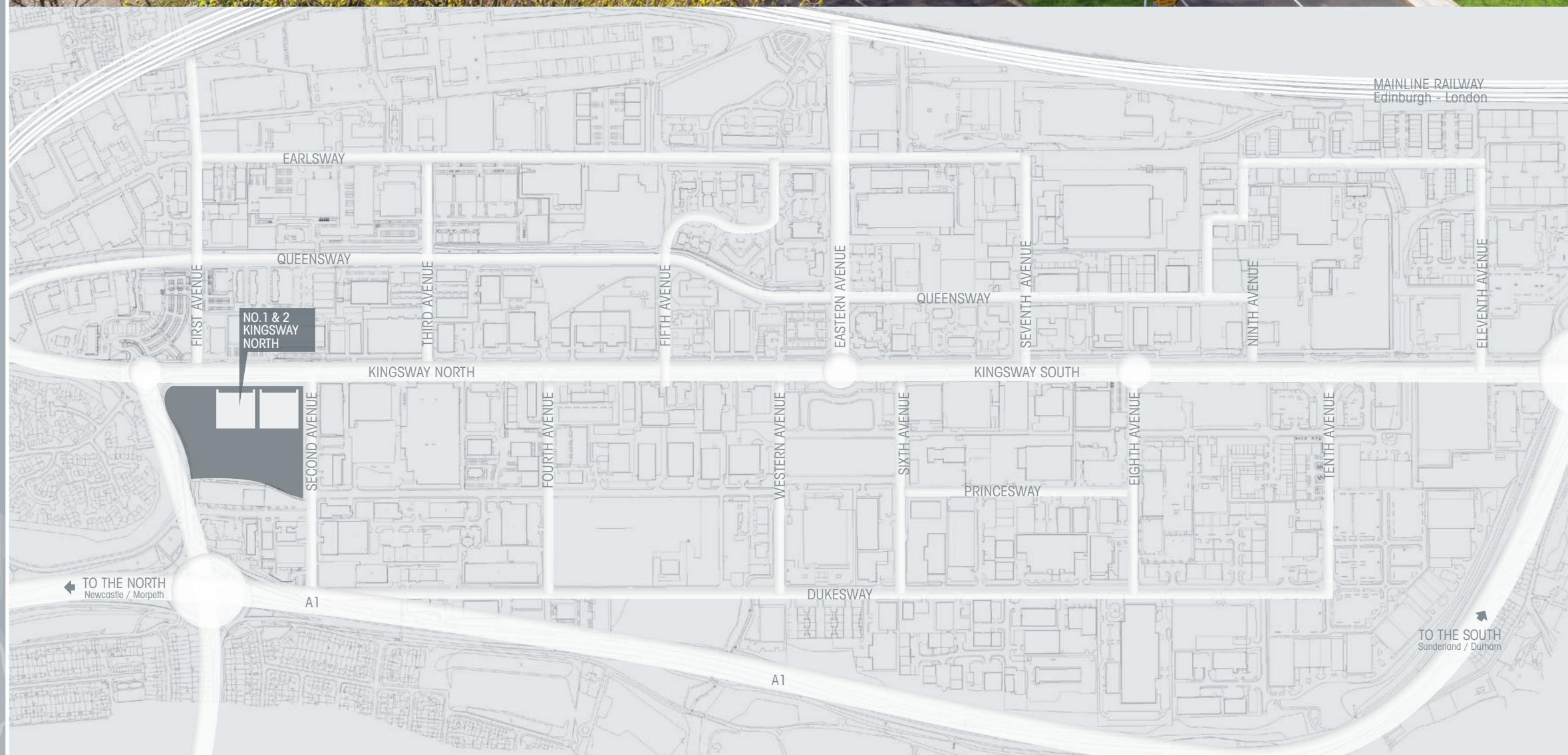
NO.1 & 2 KINGSWAY NORTH

INDUSTRIAL | evolution

INDUSTRIAL UNITS FOR MODERN BUSINESSES

Situated in one the most prime locations within Team Valley, No.1 & No.2 Kingsway North is opposite Maingate, a highly popular office, hotel and retail location. The units will appeal to offshore, wind and gas, technology, IT and high end manufacturing / engineering end users requiring a headquarter location in the region.

The style, elegance and finish of the premises will set them apart from any other.





TAKE YOUR SPACE

The development comprises 2 detached warehouse / industrial units with the potential for high office content with an eaves height of 12 metres with excellent yard and parking facilities. The opportunity exists from an early stage to have craneage and a high power supply built into any detailed design.

The premises will provide two storey offices fronting onto Kingsway North to 'Grade A' standard and will consist of reception with glass atrium looking up to first floor level, w/c facilities over two floors including shower stairwell to first floor including lift.



PLAN YOUR PLACE

Bespoke Design Finishes:

Pre-Let Agreement:

Detailed Planning Consent:

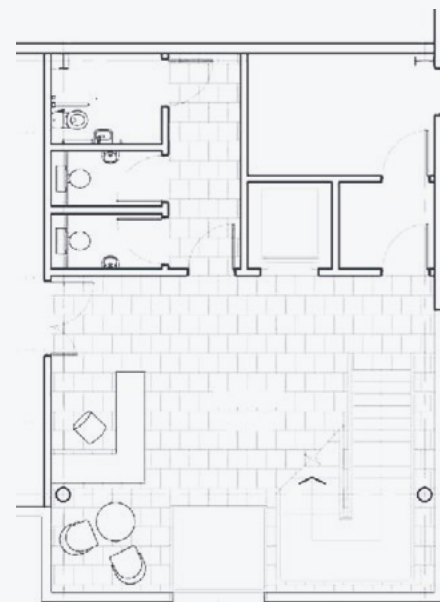
Tender:

Occupier Fit Out:

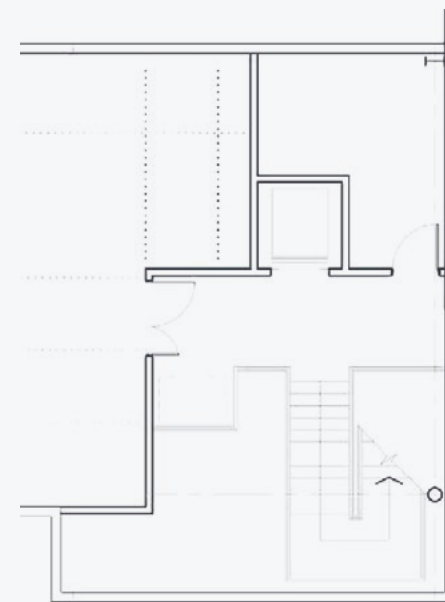
Warranty Follow Up:



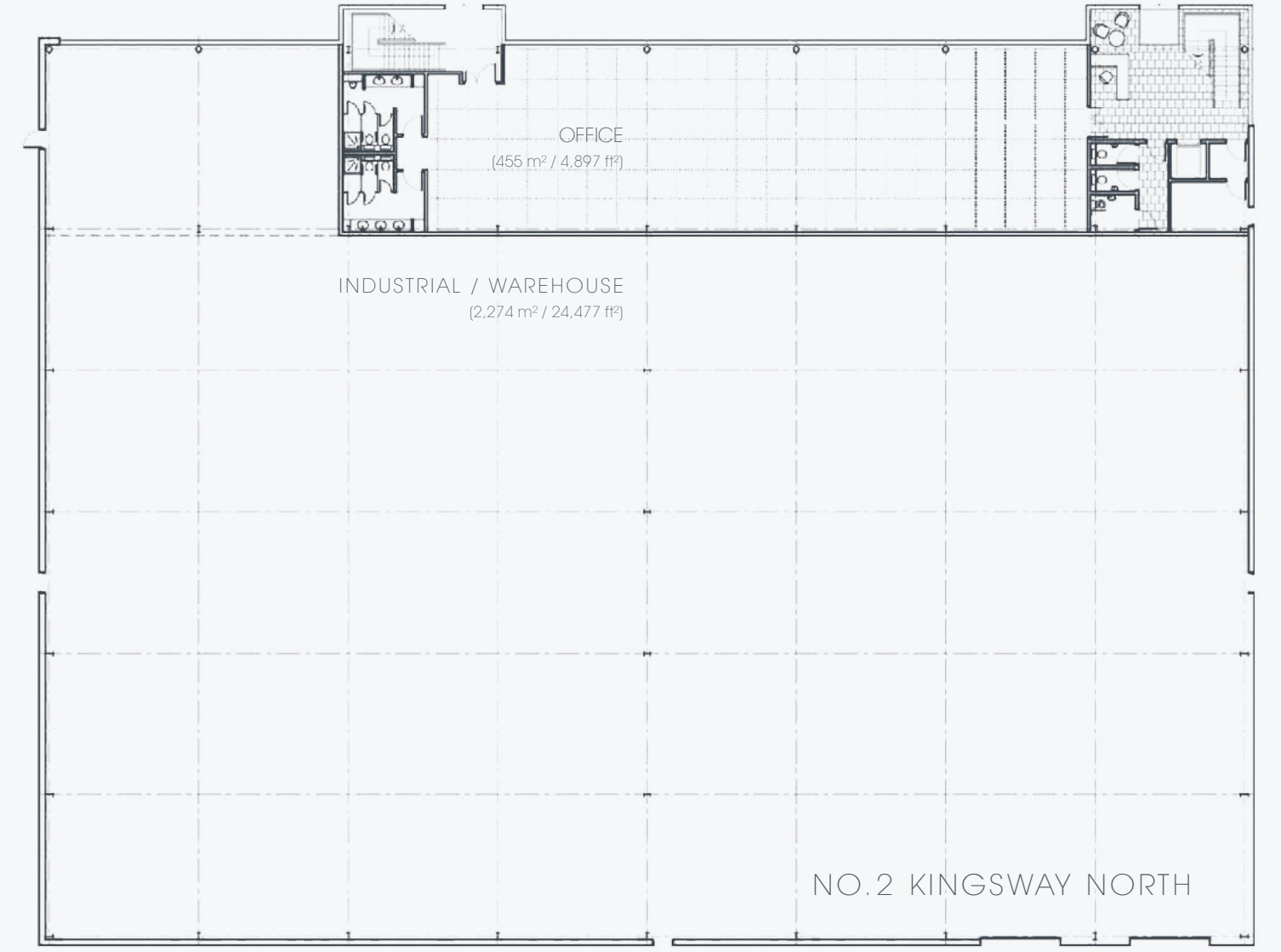
GROUND FLOOR WAREHOUSE & OFFICE
(2,729 m² / 29,374 ft²)



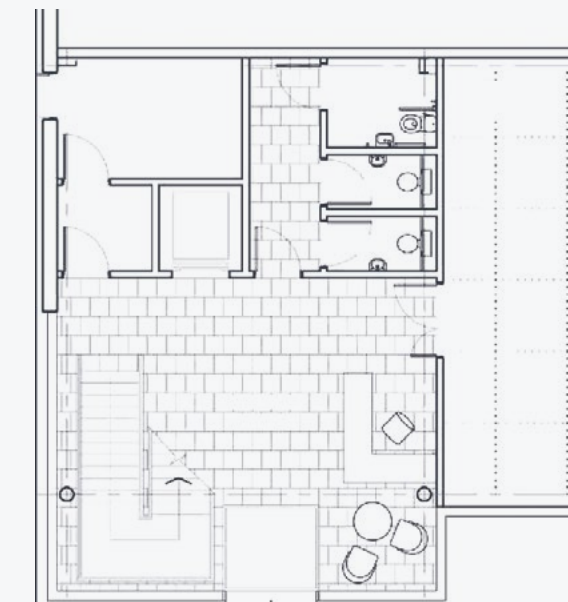
GROUND FLOOR
ENTRANCE LOBBY



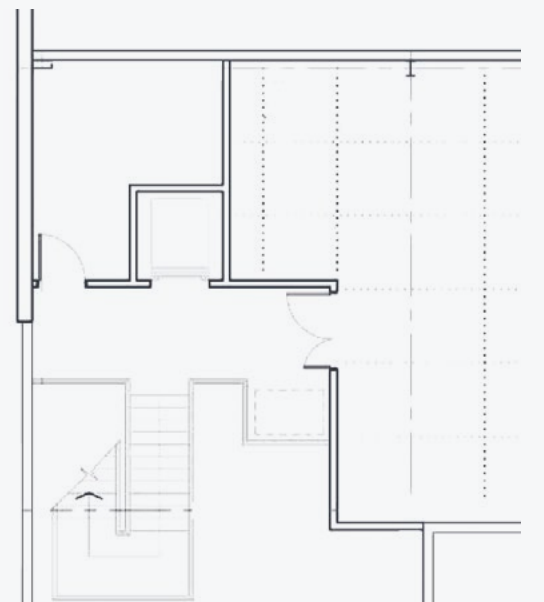
FIRST FLOOR
LANDING



GROUND FLOOR WAREHOUSE & OFFICE
(2,729 m² / 29,374 ft²)



GROUND FLOOR
ENTRANCE LOBBY



FIRST FLOOR
LANDING

FROM CONCEPT TO COMPLETION

Bespoke opportunities are available.
For further information please contact

UK Land Estates: 0191 440 8880

or one of our appointed joint agents

Knight Frank: 0191 221 2211

Naylors: 0191 232 7030

MISREPRESENTATION ACT: These particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. October 2014.

UK LAND ESTATES

Building 7, Queenspark, Queensway
Team Valley, Gateshead NE11 0QD

T: 0191 440 8880 W: uklandestates.co.uk