

New Industrial / Distribution Unit

Eighth Avenue East, Team Valley,
Gateshead, NE11 0TU



Available Now

Total Area - 3,349 m² (36,045 sq ft)

- Central location on the regions premier industrial estate
- Easy access to the A1 and only 4 miles from Newcastle upon Tyne city centre
- New hi-spec industrial / distribution facility
- Internal Clear height 9.25m
- Capable of operating at zero carbon emissions
- Rent: £304,000 per annum

SITUATION

Team Valley Trading Estates is regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people. It offers many amenities including hotels, restaurants, cafes as well as a retail park, shops and financial services.

Access to the regions main arterial route is unrivalled with the estate bounded on the west by the A1. Newcastle is located 4 miles to the north.

Eighth Avenue is situated centrally within the estate and connects Dukesway with Kingsway, the main dual carriageway providing access at each end to the A1.

Please refer to the attached map for further directions.

DESCRIPTION

Following the successful completion of Eighth Avenue West, UK Land Estates have completed construction of a new unit of 36,045 sq ft on the eastern part of the site.

The unit benefits from the following specification:

- Steel portal frame construction
- Internal Clear height of 9.25 m
- Office accommodation to Cat A specification
- Two Sectional overhead doors to the warehouse
- Secure service yard to the rear
- Floor loading of 50 KN/per m2
- Roof mounted Photo Voltaic solar panels
- High efficiency electric-fired domestic hot water
- Air source heat pumps providing heating and cooling to the offices
- Low energy efficient LED daylight dimmable lighting
- Electric vehicle charging points
- EPC rating of 'A' to be achieved

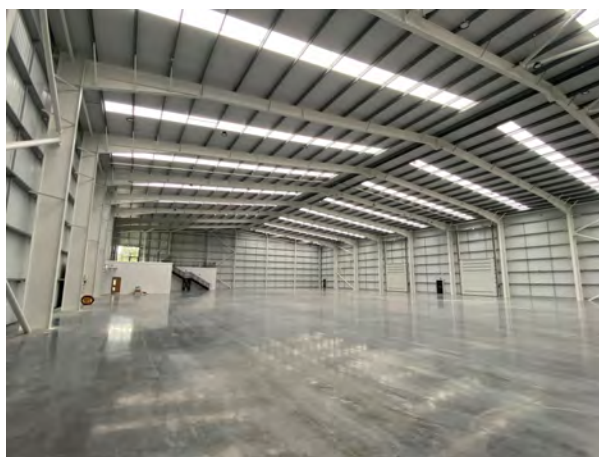
ACCOMMODATION

The unit will provide the following gross internal areas (subject to measurement on completion):

	M ²	Sq ft
Warehouse	2,869	30,886
Ground floor offices/WCs	235	2,536
Mezzanine storage	244	2,623
Total	3,349	36,045

TERMS

The unit will be available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £304,000 per annum.



VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) and the property will be elected for VAT.

VIEWING

Please contact this office for a convenient appointment to view or further information regarding the premises.

Brochure & Images: May 2023

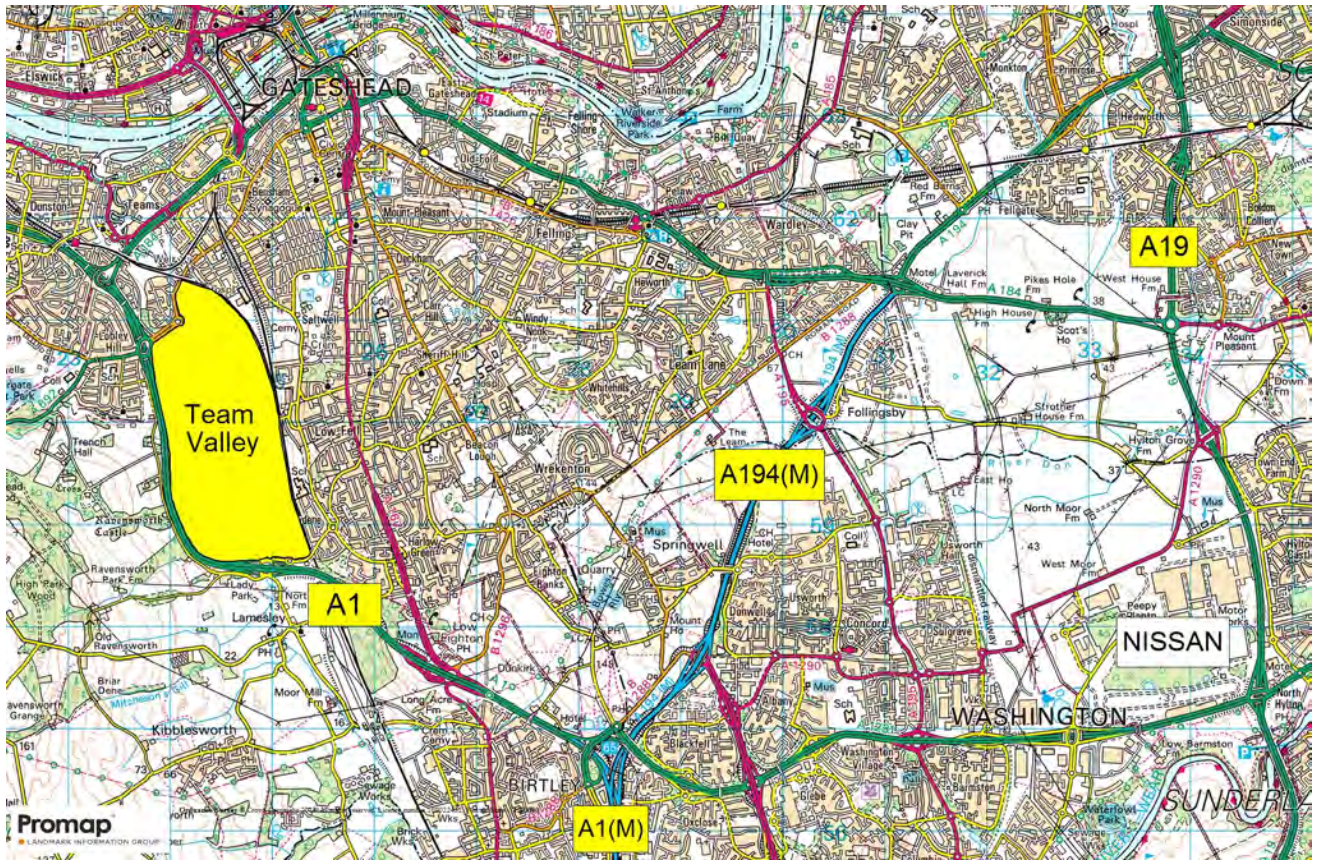
For further details please contact:



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Subject to Contract

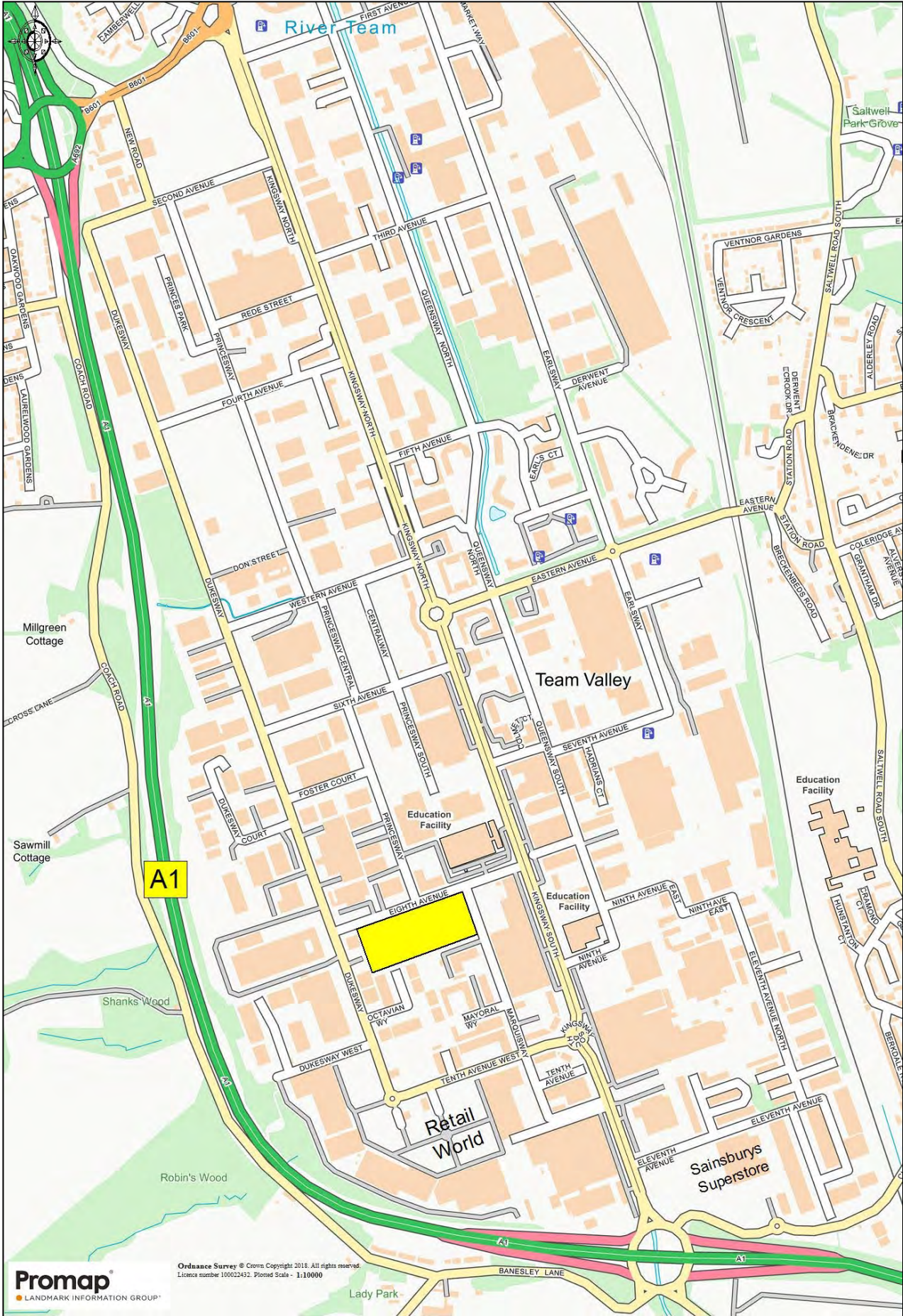
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River Team

Team Valley

A1

Retail World

Sainsbury's Superstore

Education Facility

Education Facility

Education Facility