

**INDUSTRIAL/WAREHOUSE UNITS**

TEAM VALLEY, GATESHEAD, NE11 0BE

**UK**

UK LAND ESTATES

# KINGSWAY NORTH TEAM VALLEY



**KINGSWAY  
NORTH NO.1**

2,259 SQ M (24,325 SQ FT)

**KINGSWAY  
NORTH NO.2**

2,954 SQ M (31,799 SQ FT)

**NO.1  
SECOND AVENUE**

4,702 SQ M (50,624 SQ FT)

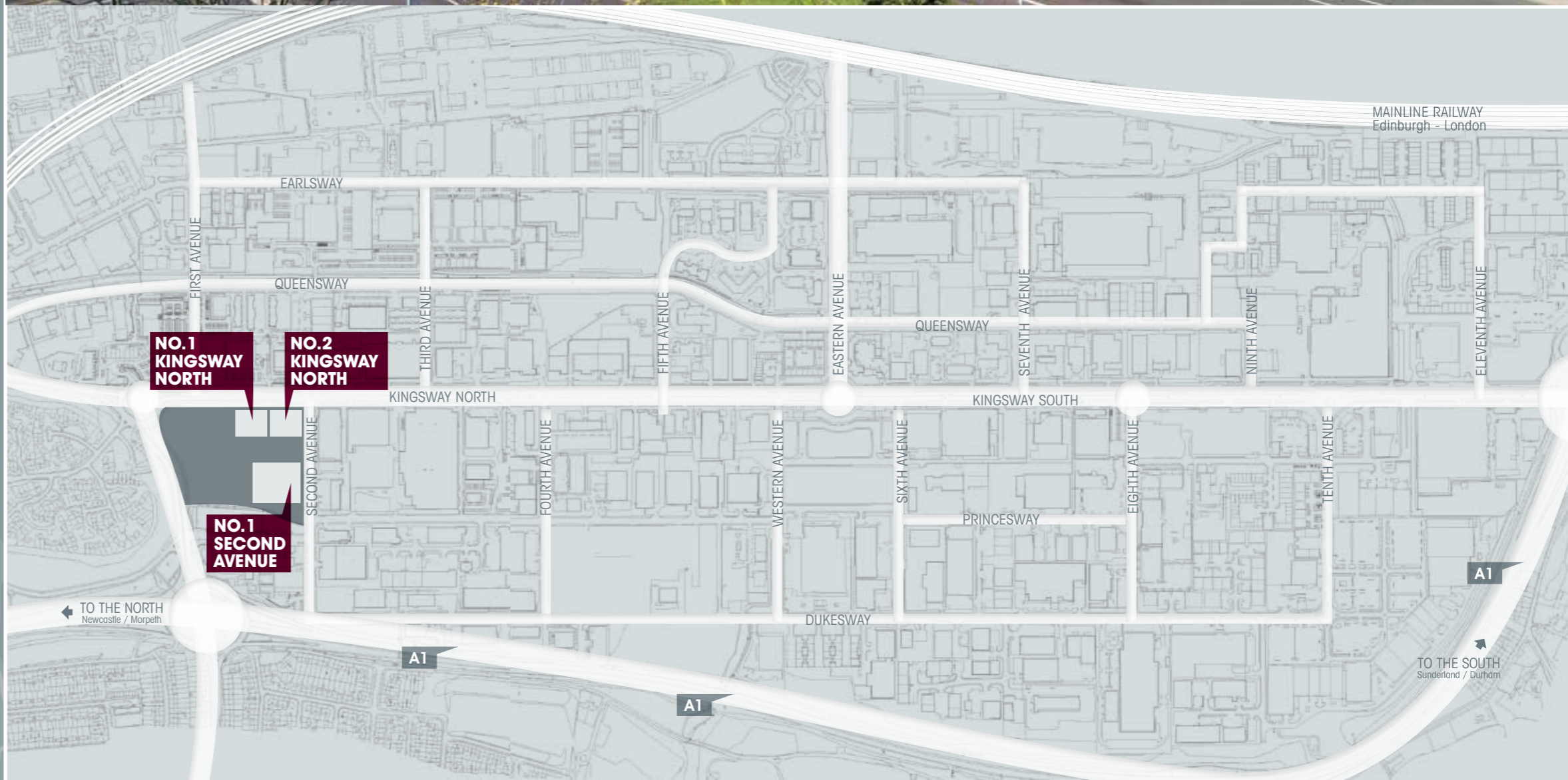
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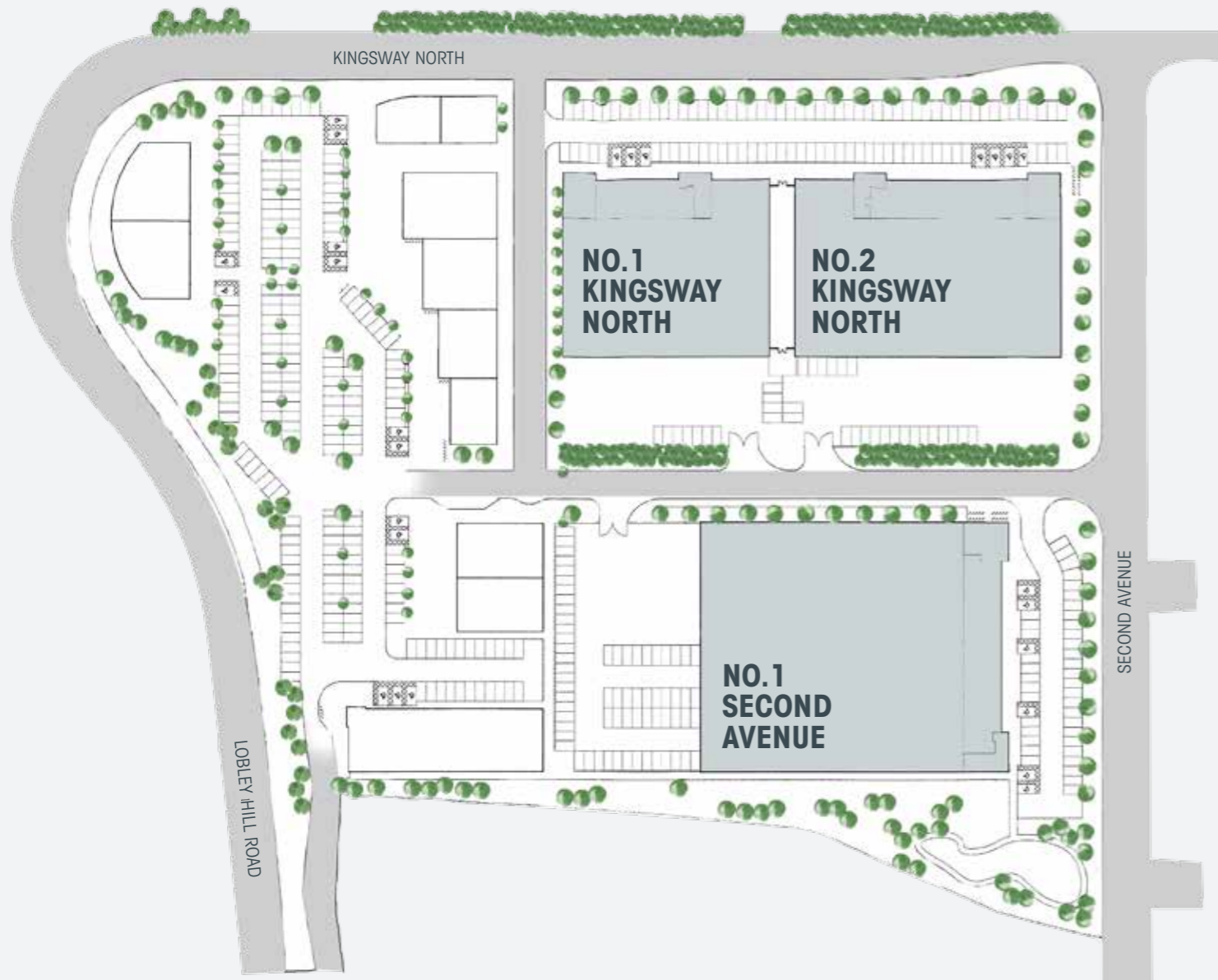


# INDUSTRIAL UNITS FOR MODERN BUSINESSES

Situated in the most prime location immediately off the A1 Western by-pass overlooking Loblely Hill Road on Team Valley and with a prestigious address, No. 1 will appeal to offshore, wind and gas, technology, IT, high end manufacturing / engineering car showroom occupiers requiring a headquarter location in the region.

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





NO1 . KINGSWAY NORTH: 2,259 SQ M (24,325 SQ FT)



NO2 . KINGSWAY NORTH: 2,954 SQ M (31,799 SQ FT)



NO1 . SECOND AVENUE: 4,702 SQ M (50,624 SQ FT)



# TAKE YOUR SPACE

The development comprises of three detached warehouse / industrial units with the potential for high office content with an eaves height of up to 12 metres with excellent yard and parking facilities.

The opportunity exists to have craneage and a high power supply built into any detailed design but also the ability to have a full glazed frontage overlooking Loblely Hill should the premises lend itself to car showroom.

The premises can provide two storey offices fronting onto Loblely Hill 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.

Bespoke opportunities are available, if you can't see what you're looking for, call us.



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A DEVELOPMENT BY

ALL ENQUIRIES

**UK**

**UK LAND ESTATES**

**0191 440 8880**

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