



## **To Let** **NE11 ONX**

### **Queensway North, Team Valley Trading Estate, Gateshead**

- 19,375 to 39,536 sqft
- Rent from £3.50 per sqft
- Excellent location on Queensway
- To be refurbished space
- Short term leases available

**SUBJECT TO CONTRACT**

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**Location**

The property is prominently located on Queensway North, one of the main roads running through Team Valley Trading Estate. Team Valley is located approximately 1 mile south west of Gateshead Town Centre and approximately 3 miles south of Newcastle upon Tyne City Centre.

The estate benefits from excellent communication links with direct access to the A1 Western Bypass available at both the northern and southern end of the estate. The A1 in turn provides connections to the regional and national motorway network.

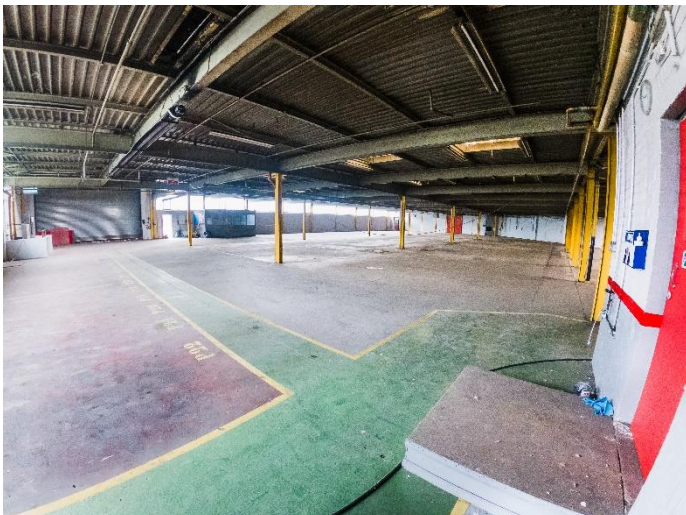
Team Valley is widely recognised as the premier business location for production/warehouse facilities in the North East and covers a total area of approximately 238 hectares providing more than 650,000 sq m of industrial, office, retail and leisure accommodation.

**Description**

The property comprises of a single industrial unit which is capable of being split into two units.

The units are constructed of steel frame construction with brick and profile sheet clad elevations with a minimum eaves height of 4.1m and accessed via roller shutter and concertina loading doors.

The property benefits from 360 circulation and has a large concrete yard extending to approximately 0.45 acres.

**Accommodation**

	sq m	sq ft
Unit 1	1,873	20,161
Unit 2	1,800	19,375
<b>Total GIA</b>	<b>3,673</b>	<b>39,536</b>

**Terms**

Available by way of full repairing and insuring lease for a term to be agreed at a rent of **£3.50** per sqft per annum exclusive.

**Business Rates**

The units will be separately assessed once the refurbishment works have been completed.

**Services**

We understand that the property is connected to all mains services.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

An EPC rating will be obtained on completion of the refurbishment works.

**Viewing**

Via Agents HTA Real Estate

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