



FORMER NOV SITE

SEVENTH AVENUE, TEAM VALLEY
GATESHEAD NE11 0JW

FOR SALE/TO LET

Extensive production facility on large site
GIA - 186,357 sq ft (17,313 sq m) Site Area - 12.8 acres (5.18 hectares)

TEAM VALLEY



METRO CENTRE

NEWCASTLE CITY CENTRE

FORMER NOV SITE

A1 NORTH

J67

A1 SOUTH

1
MAINGATE

2
SAINSBURY'S

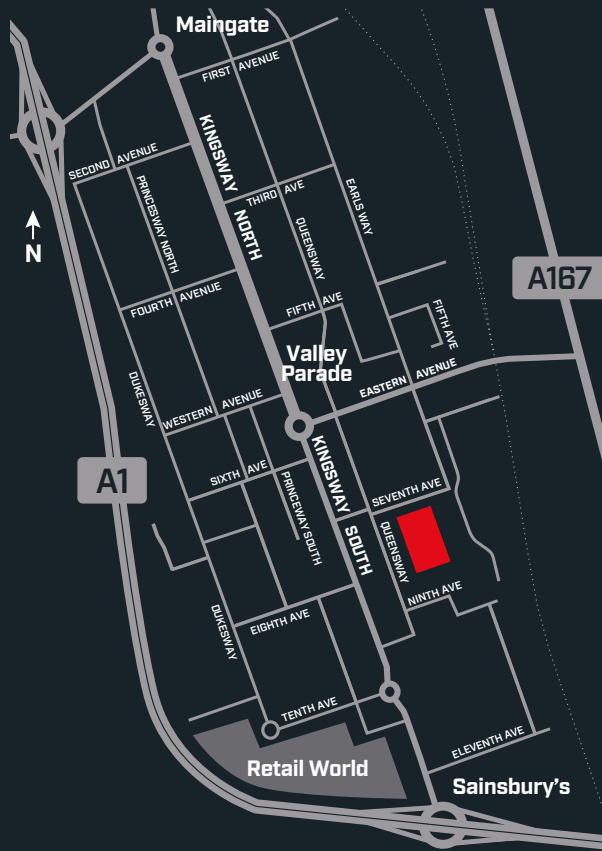
3
RETAIL WORLD

4
DE LA RUE

5
ROYAL MAIL

6
UPS

7
GRAPHIC
PACKAGING
INTERNATIONAL



LOCATION

The premises are located on Seventh Avenue Team Valley, the North East's premier industrial location, approximately three miles to the south of Newcastle city centre and one mile south west of Gateshead town centre. The estate benefits from direct access from two junctions of the A1(M) motorway.

Team Valley's success as an industrial and commercial location is directly down to its position in the centre of the regional motorway network providing excellent road access to other parts of the North East and other major centres throughout the United Kingdom.

TRAVEL TIME AND DISTANCE

Metrocentre	10 mins	4 miles
Gateshead Centre	10 mins	3.5 miles
Newcastle City Centre	12 mins	6.7 miles
Newcastle Airport	18 mins	11.9 miles
Sunderland	22 mins	11.7 miles
Port of Tyne	23 mins	11.9 miles
Port of Sunderland	23 mins	12.5 miles



DESCRIPTION

The property is of steel portal frame construction under an overclad pitched metal roof with full height metal cladding to the elevations.

Internally the production area benefits from a clear internal span of circa 60m, concrete floors throughout, LED lighting, heater plates and minimum eaves height of 5.85m. There are 4 loading doors in each elevation and we understand the site has power supply of 2 MVA.

To the rear of the production area is a more modern extension which is being used as stores. This unit is also of steel portal frame construction with 6m eaves.

To the front elevation are extensive 2 storey offices which benefit from a glazed reception area, gas central heating, carpeting and LED lighting. Male and female WC facilities are provided along with a staff canteen. As well as the main offices further 2 storey office accommodation is provided inside the production area. These offices are more open plan in nature and benefit from carpeting heating and lighting.

Externally there is a large car park to the front to the site with access to the large concrete yard with 360 degree access via a manned gatehouse. Further car parking is also provided with the yard itself. There are also a large area of undeveloped land which could be used to extend the yard if needed.



**STEEL PORTAL FRAME
CONSTRUCTION
WITH 5.85M EAVES**



**2MVA POWER
SUPPLY**



**CLEAR INTERNAL
SPAN OF 60M**



LED LIGHTING



STAFF CANTEEN



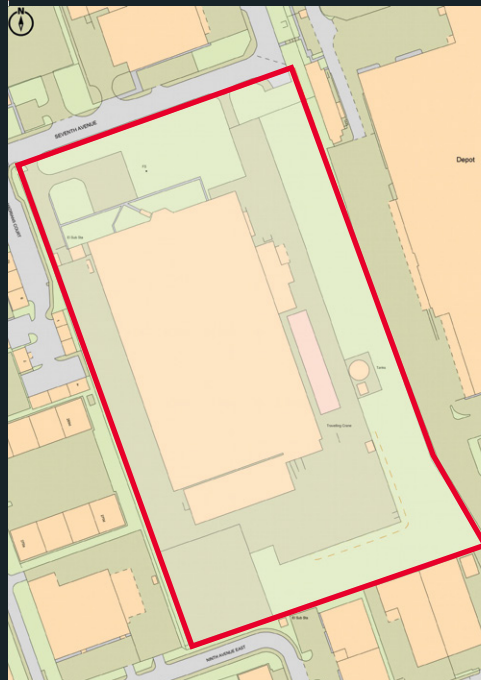
EPC RATING C(65)

ACCOMMODATION

The property has the following approximate Gross Internal Areas.

	SQ M	SQ FT
Gatehouse	1783	192
Main offices (2 storey) inc. reception & staff welfare	1,253.34	13,940
Production offices (2 storey)	794.52	8,552
Production area	13,283.17	147,256
Stores	1,412.17	15,201
Boiler room & ancillary space	551.97	5,941
Total GIA	17,313	186,357

Site area	HECTARES	ACRES
	5.18	12.8



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TERMS

The property is held on 99 year ground lease from 31st March 1967 with a current ground rent of £208,000 per annum. A copy of the ground lease is available on request.

PRICE/RENT

Terms on application.

RATEABLE VALUE

The property is in the 2017 Rating list at £355,000.

EPC

The property has an EPC Rating of C(65).

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

VAT

VAT will be payable.

CONTACT

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