

TO LET

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# Former Orchard House Foods, Kingsway

## Team Valley, Gateshead, NE11 0SU



**TO LET**

### Key Highlights

- Substantial detached factory unit
- 4,310 sq m (46,392 sq ft)
- Well positioned on prime Team Valley thoroughfare
- Secure yard to the rear with loading access
- 7.5m eaves
- Undergoing substantial refurbishment
- Available for occupation Summer 2024

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## Location

The premises are located just off Sixth Avenue which connects Dukesway and Kingsway, one of the main thoroughfares through Team Valley Trading Estate. Team Valley is the North East Premier industrial location, approximately 3 miles to the south of Newcastle City Centre and 1 mile south west of Gateshead town centre. The estate benefits from direct access from two junctions off the A1 (M) motorway.

## Description

The property is current undergoing a significant refurbishment programme to provide a modern open plan warehouse providing an eaves height of 7.5m and a ridge height of 9m. Further details available on request.

The property is of traditional steel portal frame construction with sheet profile cladding to the external and roof. The front elevation comprises a two storey brick built office block, complete with reception and canteen facilities.

Externally, the unit benefits from a secure rear yard with loading access. Private car parking is available to the front of the property while there are additional dedicated spaces available adjacent the site.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

	SQ M	SQ FT
Warehouse	3,588	38,619
GF Office	361	3,887
FF Office	361	3,887
<b>Total GIA</b>	<b>4,310</b>	<b>46,392</b>

## Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

## Rent

£266,750 per annum exclusive.

## Rateable Value

We understand the premises have a current Rateable Value of £297,500 (2023).

## EPC

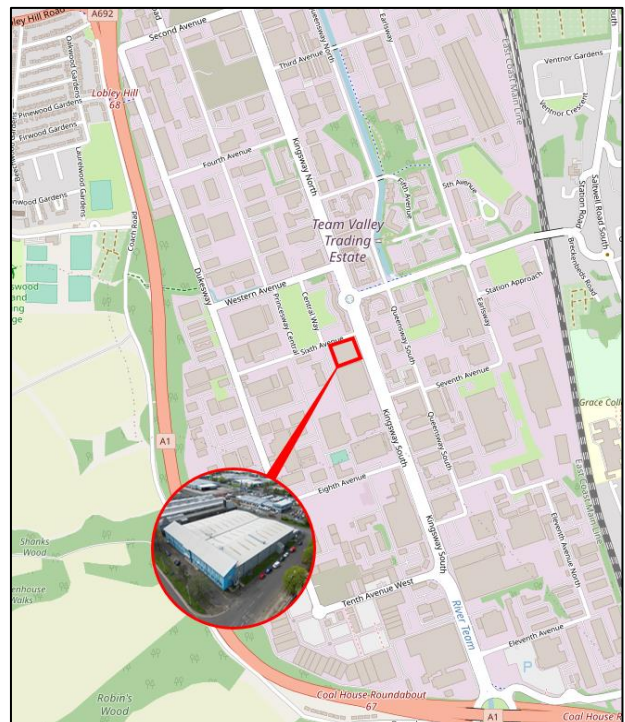
A copy of the Energy Performance Certificate will be provided upon completion of the refurbishment works

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Legal Costs

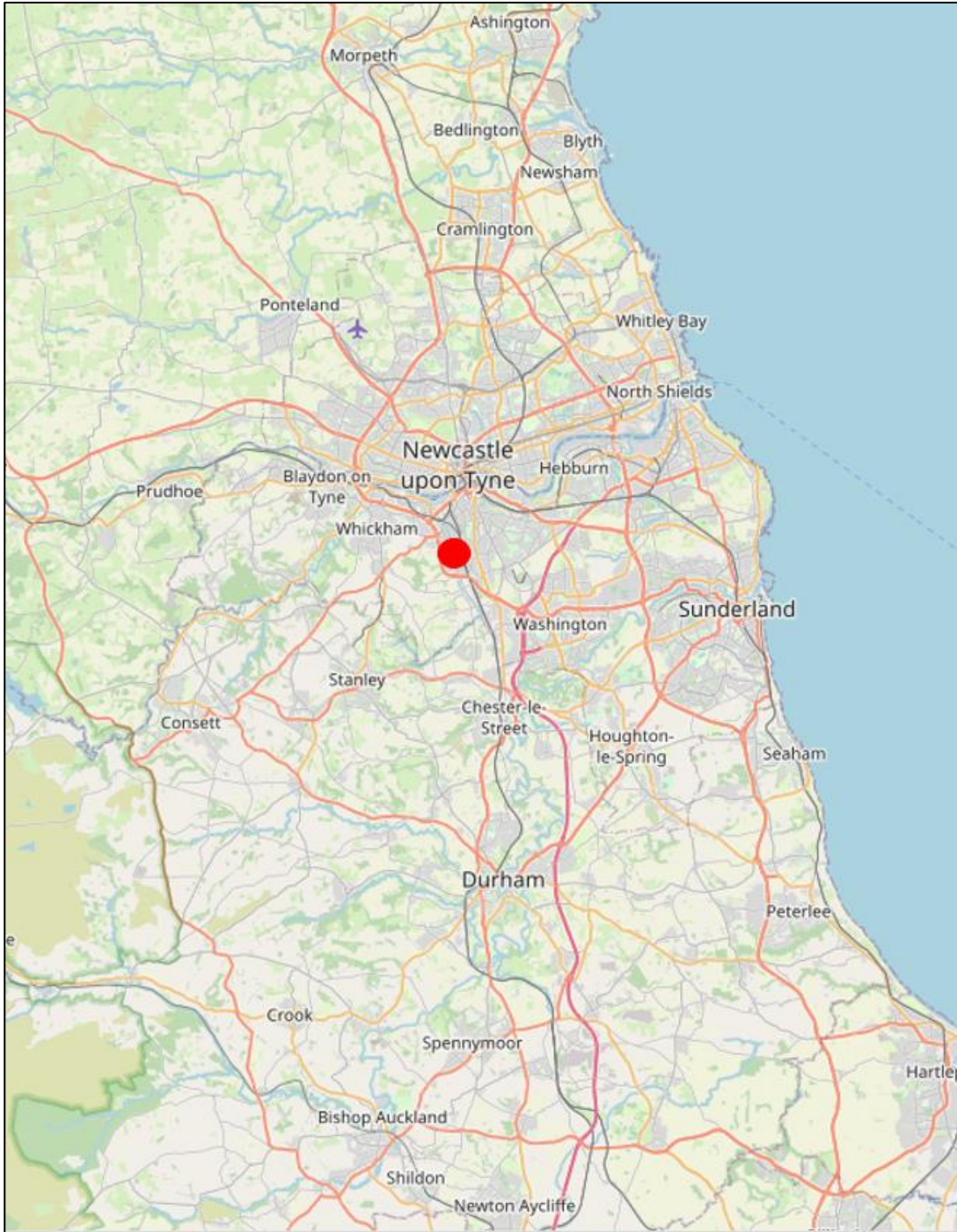
Each party to bear their own legal costs.



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December 2023

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