



## **North East Fruit & Vegetable Market Team Valley Trading Estate, Gateshead NE11 0QY**

- Warehouse Units
- 1 Double Unit Remaining 200 sq. m. (2,153 sq. ft.)
- 24 Hour Security & Free Parking
- Large Electric Roller Shutters
- Service Charge Payable
- New Flexible lease available
- Suitable for a Variety of Uses

**Rents From £15,080 per annum**

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## Location

Team Valley Wholesale Fruit & Vegetable Market lies off Earls way on the eastern side of the estate.

Team Valley Trading Estate is approximately 5 miles south of the Newcastle/Gateshead conurbation. It has direct access onto the A1. Team Valley is widely recognised as the premier business location for production/warehouse facilities in the North East.

## The Premises

The subject unit is a single storey terraced warehouse unit of steel framed construction. Internally there is warehouse space served by a large electric shutters.

## Floor Area

2,153 sq. ft. (200 sq. m.) Double Unit  
(Single units are let)

## Services

The unit benefits from all mains services and lighting is provided by fluorescent strips, there is no fixed means of heating.

## Tenure

A new IRI lease is available, terms and conditions to be agreed.

## Rent

### Double Unit

£15,080 per annum Years 1 & 2  
£17,680 per annum Year 3 & 4  
£20,800 per annum Year 5 +

## Service charge

A service charge is payable in respect of the maintenance and upkeep of the external common parts, external lighting, security, etc, which is currently at the rate of £6,551 per annum.

## Insurance Charge

£200 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £ TBC

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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3. Any areas, measurements and distances given are approximate only.

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**Updated January 2025**

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