



# To Let

## 763m<sup>2</sup> (8,213ft<sup>2</sup>)

### Unit F Aquarius Kingsway North, Team Valley Gateshead NE11 0JH

- UNDER REFURBISHMENT
- Modern industrial unit on Team Valley
- Large service yard
- 13 dedicated car parking spaces
- Two storey offices
- 6m eaves height

**SUBJECT TO CONTRACT**

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## Location

The property is located on the Team Valley Trading Estate, the North East's busiest commercial estate. The estate covers a total area of approximately 238 hectares and provides more than 650,000 sq m of commercial accommodation.

The estate lies approximately 3 miles to the south of Newcastle City Centre with direct access to the A1 Western By-Pass providing connection to the regional road network.

The premises are prominently located on Kingsway North, the main dual carriageway spine road running through the estate. The adjacent is let to HSS Hire.

## Description

The property comprises a modern industrial unit in the 'Aquarius' development constructed in the mid 2000's. Steel portal frame construction to a minimum eaves height of approximately 6 meters, with offices over two floors, 13 car parking spaces to the front, and service yard to the rear.

The office elevations are full height brick facing and the warehouse has insulated profile metal sheet cladding to elevations and the roof, with translucent roof lights.

Loading to the unit is via an insulated sectional up and over loading door that provides access to concrete service yard.

The property is being refurbished to a high standard to provide warehouse/workshop and office accommodation suitable for a variety of uses with a target EPC rating of A. All lighting will be LED and heating will be electric.



## Accommodation

	sq m	sq ft
Warehouse	537.6	5787
Ground Offices	118.9	1280
First Offices	106.5	1146
<b>Total GIA</b>	<b>763.0</b>	<b>8,213</b>

## Terms

The property is available by way of a new full repairing and insuring lease for term of years to be agreed at a rent of **£75,970 pa.**

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£52,000**. Interested parties speak to the Local Rating Authority to confirm the rates payable.

## Services

We understand that the property is connected to all mains services excluding gas, but a gas connection is available if required.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has a target EPC rating of A.

## Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

## Viewing

Via Sole Agents HTA Real Estate

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