



**To Let**  
**NE11 0EH.**

## **Unit 2, Ninth Avenue, Team Valley, Gateshead.**

- 7,919 sqft (735.66 sqm).
- Prominent position on Team Valley.
- Excellent access to A1(M).
- Eaves 5.4m
- Semi-detached unit with yard

**SUBJECT TO CONTRACT**

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**HTA Real Estate**  
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### Location

The property occupies a prominent position on Ninth Avenue East within Team Valley Trading Estate. Team Valley itself is the North East's premier commercial location with direct access to the A1(M), providing connections to all of the region's conurbations. At over 600 acres (250 hectares) Team Valley Trading Estate is estimated to have over 7,000,000 sq ft (650,000 sq m) of industrial, office and retail development.

### Description

The property comprises a modern semidetached industrial unit constructed of steel portal frame with brick and block walls surmounted by profile sheet cladding. The roof is also of profile sheet cladding with 10% rooflights. The property has an internal height to eaves of 5.4m rising to 6.6m at the apex and is accessed via an "up and over" roller shutter door, 3.5m wide by 4.8m high. The property benefits from single storey office accommodation to the front elevation with mezzanine offices above and has heating and lighting to both warehouse and offices. There is an external yard and car parking to the front elevation of the building.



### Accommodation

	sq m	sq ft
Warehouse	475.18	5,115
Ground Floor Offices	130.24	1,402
Mezzanine	130.24	1,402
<b>Total</b>	<b>735.66</b>	<b>7,919</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £39,500pa exclusive of VAT.

### Business Rates

We understand that the current Rateable Value is £34,000 per annum, however all interested parties are advised to make their own enquiries with the Local Authority to verify the current rates payable.

### Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into testing and service provisions.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

Further details of the EPC rating for the premises are available on request.

### Viewing

Via Agents HTA Real Estate: -

Contact: Simon Hill

Email: [simon@htare.co.uk](mailto:simon@htare.co.uk)

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Contact: Russell Taylor

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