



To Let (To be Refurbished) **NE11 0TU**

Princesway, Team Valley Trading Estate, Gateshead

- 59,905 sqft (5,565 sqm)
- 6.5 metre eaves height
- 1 dock level loading door
- 3 level access doors
- Large secure concrete yard with trailer parking

SUBJECT TO CONTRACT

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Location

The property is situated 5km (3.1 miles) to the south of Newcastle city centre and 15 km (9.3 miles) to the east of Sunderland city centre off Princesway on the Team Valley Trading Estate in Gateshead, Tyne & Wear.

Junctions 67 and 68 of the A1 are within a five minute drivetime of the property.

Neighbouring occupiers include, Gateshead College, Edmundson Electrical, BT Openreach, Dulux Decorating Centre and Borg Warner.

Description

The subject property comprises a former printworks that was previously occupied by RR Donnelly. The property sits on a broadly rectangular site measuring 1.3 ha (3.2 acres) with a site density of 43%.

The property was constructed in the early 1990s and comprises a double bay steel portal frame structure with part steel profile sheet cladding and part brickwork to all elevations, it is surmounted by a steel sheet roof.

The property offers the below specification:

- 6.5 metre eaves height
- 1 dock level loading door
- 3 level access doors
- Large secure concrete yard including trailer parking spaces
- 31 car parking spaces plus 35 overflow
- Ancillary office, WCs and kitchen.

**Accommodation**

| | sq m | sq ft |
|------------------|--------------|---------------|
| Warehouse | 4,878.1 | 52,508 |
| Office/Welfare | 450.6 | 4,850 |
| Extension | 263.3 | 2,544 |
| Total GIA | 5,665 | 59,902 |

Refurbishment

The property is to be refurbished to provide shell specification warehouse space. Bespoke occupier requirements can be incorporated into these works subject to contract.

Terms

The property is available by way of a new sublease on a full repairing and insuring basis on terms to be agreed.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £270,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should however make their own enquiries to confirm availability of services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Available on request.

Viewing

Via Agents HTA Real Estate

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