



To Let Warehouse with Offices NE11 0AF

**2 King's Park, Fifth Avenue
Team Valley, Gateshead**

- 36,345 sq. ft (3,377 sq. m)
- Prestigious Facility on site of 1.96 acres
- Modern Specification

SUBJECT TO CONTRACT

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Location

Team Valley Trading Estate is generally regarded as the premier estate in the region. It is bounded on the west by the A1 and access throughout the region is excellent. Fifth Avenue is situated centrally within the heart of Team Valley and is accessed from Kingsway, the main dual carriageway running its full length connecting both junctions to the A1.

Description

A modern detached warehouse facility with well fitted modern offices. Extensive car parking for approximately 50 cars and a service yard are provided to the northern and eastern elevations of an L shaped facility.

Steel portal frame construction with minimum internal eaves height of 7.6m (8.7m at apex). The external elevations are brick/blockwork to dado height, with insulated profile steel cladding above and to the roof, which incorporates translucent roof lights. There are LED lights throughout.

There are 2 loading doors to the northern warehouse rear and one to the southern section. Each loading door is approximately 4.85m x 5.17m. The factory has halogen lighting and is heated via gas fired hot air blowers.

There are two storey offices to the front of the building with glazed frontage. The offices are well fitted and have an impressive central staircase with lift access to first floor.



Accommodation

| | Sq ft | Sq m |
|-----------------------------------|---------------|---------------|
| Northern Warehouse | 12,426 | 1,154 |
| Southern Warehouse | 14,466 | 1,344 |
| Offices at Ground and First Floor | 9,453 | 878 |
| Site Area | 1.98 acres | 0.80 hectares |
| TOTAL | 36,345 | 3,376 |

Lease Terms

The property is available by way of a new lease for a term of years to be agreed at a rent of **£255,000** per annum.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £223,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that all mains services are available in the building and there is a 3 phase electricity supply understood to be 600 KVA.

VAT

All figures quoted are exclusive of VAT which may apply.



Energy Performance Certificate (EPC)

The building has an EPC rating of D89.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction.

Viewing

Via Russell Taylor at HTA Real Estate OR

| | | |
|----------|--|--|
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Indicative site plan. Copy of Title Plan awaited

