



## To Let B8 Kingsway Interchange, Team Valley, Gateshead NE11 0JY

- Former CTD Trade Counter
- GIA 898.78 m<sup>2</sup> (9,764 ft<sup>2</sup>)
- Industrial Unit with Showroom
- Prime location adjacent to Screwfix
- Opposite Howdens
- Roller Shutter Loading Door



## Location

Team Valley is situated approximately 4 miles from Newcastle and Gateshead centres and is one of the UK's largest business parks. Home to over 700 businesses employing 20,000 employees in 6.5 million sq. ft. Team Valley has direct access to the A1 providing transport links to all the region's major cities.

The Kingsway Interchange is a development of 23 industrial, warehouse and trade units comprising approximately 180,000 sq ft (16,700 sq m) in a prominent location adjacent to a Sainsbury's supermarket in the southeast corner of Team Valley.

## Description

The properties are of steel frame construction with insulated profile steel clad walls and roof with translucent roof lights. Unit B8 has an eaves height of 6m with dedicated concrete loading area and parking. Loading is via a single electric roller shutter door measuring 4.4m wide by 6.4m high.

## Accommodation

	Sqm	Sq ft
Warehouse	544.50	5,861
Trade Counter and Showroom	295.73	3,183
Offices and Amenity	58.56	630
<b>Total GIA</b>	<b>898.79</b>	<b>9,674</b>

## Business Rates

The premises are listed on the Valuation Office Agency website with RV from 1<sup>st</sup> April 2023 of £57,500.

## Tenure

The premises are available by way of assignment or sublease of an existing full repairing and insuring lease which expires 27<sup>th</sup> October 2029.

## Rent

On application.

## Services

We understand that the property is connected to mains supplies of water, three phase electricity, gas, and drainage to the main sewer.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

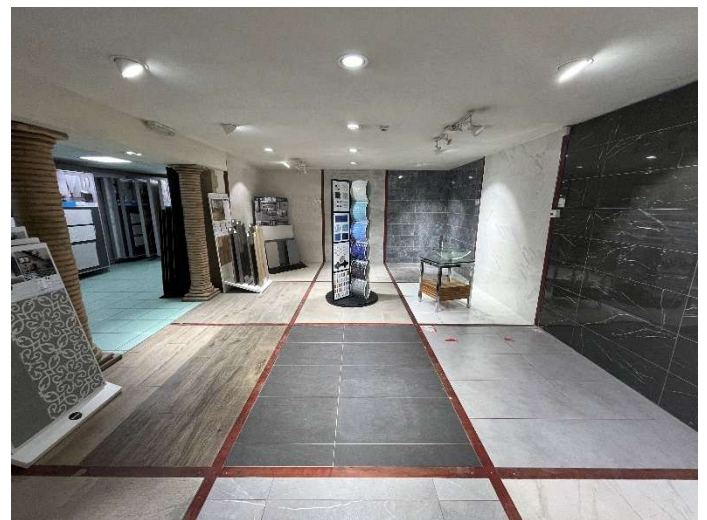
The Energy Performance Asset Rating is C(53). A copy of the EPC report is available on request.

## Viewing

Via sole agents HTA Real Estate

Nick Atkinson - [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011

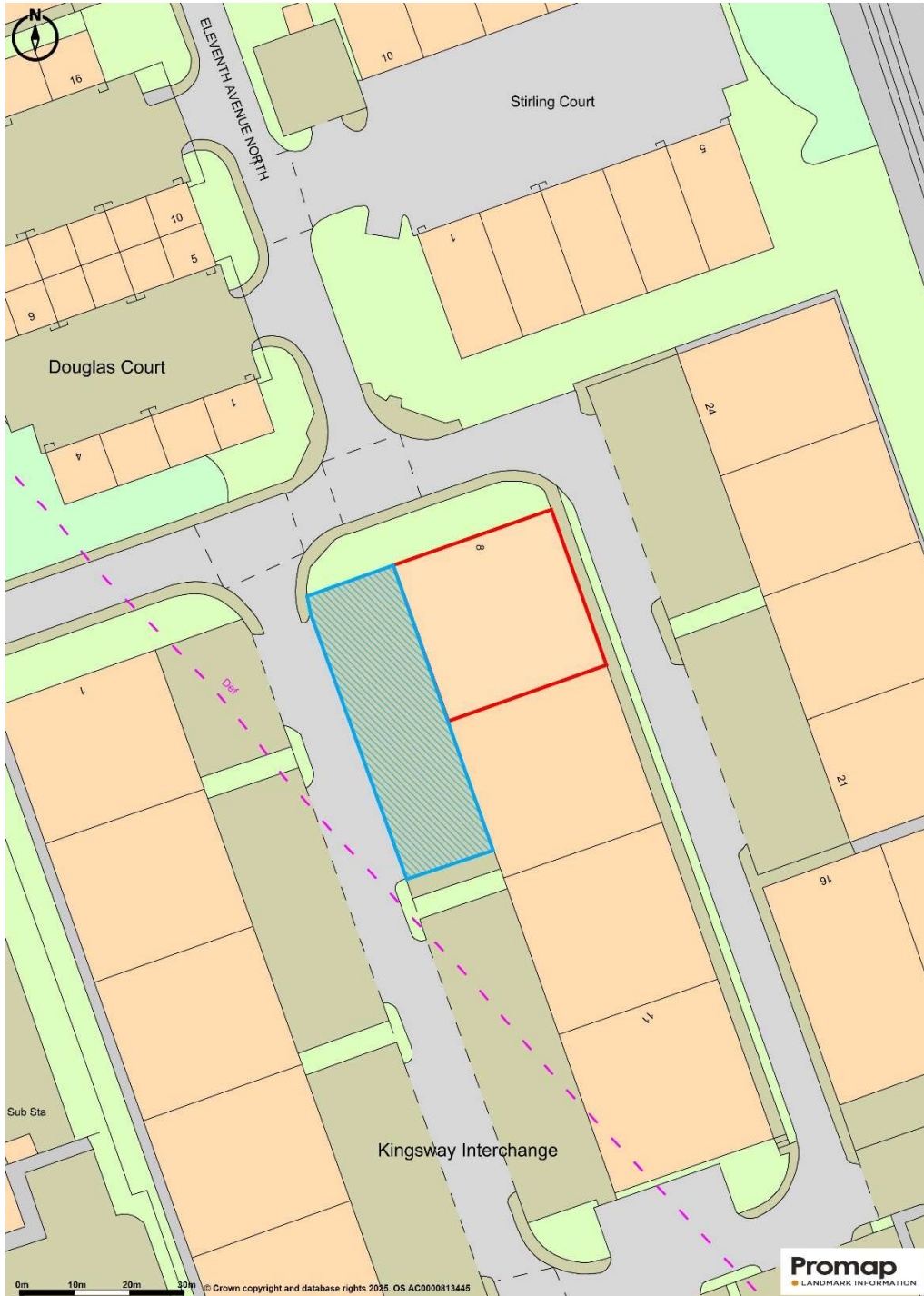
Simon Hill - [simon@htare.co.uk](mailto:simon@htare.co.uk)  
Direct Tel: 0191 245 3010



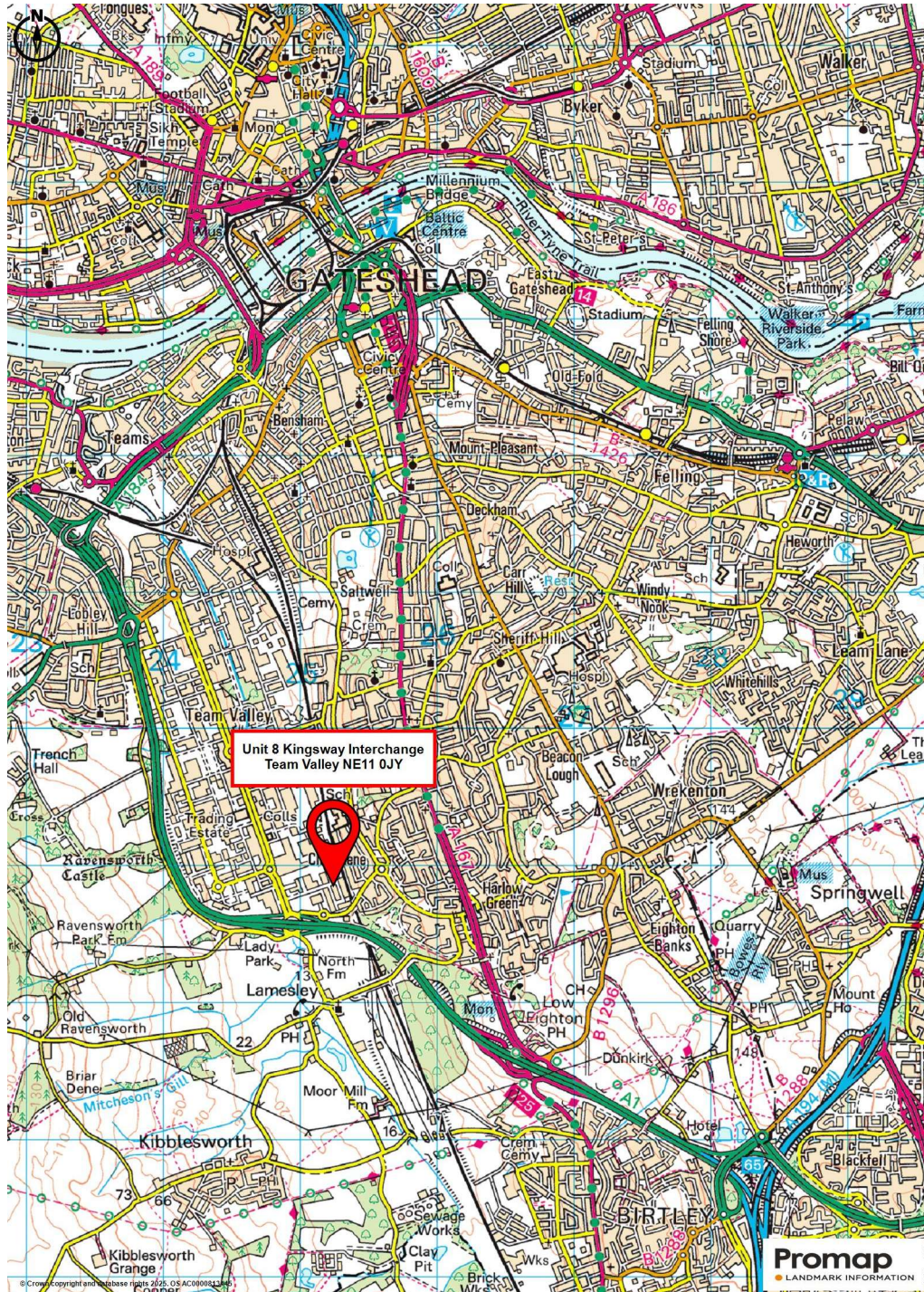
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