

# TO LET

## Modern Warehouse Premises

**1 Octavian Way  
Team Valley Trading Estate  
Gateshead  
NE11 0HZ**



- Modern Industrial Premises
- Prime Trade Park Location
- Good spec 2 story office accommodation
- Dedicated Parking
- Size: 641.16 sq m (6,901 sq ft)
- Asking Rent: £38,750 per annum

## LOCATION

The property is located towards the southern end of Team Valley Trading Estate, close to the Retail World. TVTE is one of the largest and busiest industrial/ business parks in the North East. The estate is located approximately 4.5 miles south of Newcastle upon Tyne and provides excellent access to the A1(M) the main arterial north/south route in the region. Octavian Way is located approximately 0.5 miles from the A1 slip road.

## DESCRIPTION

The property provides a modern, detached unit of steel portal frame construction with brick/block work walls up to approximately 2m, above which is insulate profile sheet cladding. The roof is pitched and has the benefit of translucent roof lights.

Internally the building comprises a large warehouse of which there is a concrete floor, hanging box lights, an electric roller shutter and minimum working eaves height of 5.71m. The offices and ancillary space is located across both the ground and first floor in an internal blockwork building. The offices are of a good specification including carpeted floors, suspended ceilings, dado trunking and air conditioning as well as gas fired radiators.

## ACCOMMODATION

Ground floor warehouse-	477.24 sq m	(5,137 sq ft)
Ground floor ancillary-	81.96 sq m	(882 sq ft)
First floor ancillary-	81.96 sq m	(882 sq ft)
Total-	641.16 sq m	(6,901 sq ft)

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £38,750 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Workshop & Premises: £37,250

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

An energy performance certificate will be made available asap.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment only through Johnson Tucker LLP.  
Contact Kristian Sorensen on 0191 2697892 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)



## SUBJECT TO CONTRACT

### Conditions under which these particulars are issued

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