

Workshop / Warehouse To Let

REF: NE2246

6 Park Court, Team Valley Trading Estate, Gateshead NE11 0EH



- Warehouse circa 150 sq.m. (1,600 sq.ft.)
- Offices 24 sq.m. (260 sq.ft.).
- 3 designated car parking spaces.
- Suitable for a variety of uses.
- 3 phase electricity installed.
- RENT £18,000 per annum.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This premises form part of a small courtyard estate located within the heart of Team Valley Trading Estate. Park Court is at the southern end of the estate, not far from Sainsbury's and with easy access onto Kingsway and the A1 Western Bypass.

Description

Comprises a large open plan space which has been reconfigured internally to include a couple of additional office and storage spaces. Entry to the main unit is via a roller shutter door and there is also a separate personnel door allowing easier access into the office areas.

The unit is in excellent condition throughout and suitable for a variety of uses, subject to any required consents.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Ground Floor

Workshop circa 1,600 sq.ft. (150 sq.m.)

Office circa 260 sq.ft. (24 sq.m.)

W.C.

External

Designated Parking 3 spaces.

EPC

Rating D.

Services

3 phase electricity is installed.



Business Rates

The premises are listed on the VOA as;
Rateable Value £15,750

Terms

The unit is available on a new FRI lease for a term to be agreed. The commencing rent is £1,500 per month (£18,000 per annum) plus a service charge contribution.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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