

# TO LET

Unit 6, Eastern Avenue Trade Park,  
Team Valley, Gateshead, NE11 0PG

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## Rare to the Market - Prominent Trade Park Unit

- Trade park in established and very active trading location
- Prominent roadside position in heart of Team Valley
- Nearby occupiers include Toolstation, Brammer, Rearo Laminates and Kooltech
- New FRI leases available
- Gross Internal Areas: from 2,153 sq.ft (200 m<sup>2</sup>)
- Rent per annum: £28,000

## Location

The trade park is located on Eastern Avenue, one of the main arterial routes from the densely populated Low Fell conurbation onto the high profile and well established Team Valley Trading Estate in Gateshead.

Team Valley Trading Estate is located immediately off the A1 approximately 4 miles south of Newcastle Gateshead. The estate is widely regarded as one of the Region's premier business / trading locations and boasts an array of household name occupiers.

Eastern Avenue occupiers include Toolstation, Brammer and Rearo Laminates.



## Description

Unit 6 is part of a trade park scheme built in 2008 comprising 9 units.

The units provide high quality trade park accommodation incorporating the following:

- Attractive glazed pedestrian entrances
- Profile coated galvanised steel cladding
- Internal clear height of 6m
- Male / Female WCs
- Designated car parking
- Services – telecom, water, electricity and gas

For further details please contact:



0191 221 2211

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**MARK PROUDLOCK**  
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**Subject to Contract – January 2023**

## Rateable Value

According to the Valuation Office Agency website ([www.VOA.gov.uk](http://www.VOA.gov.uk)) Unit 6 will have a Rateable Value (effective 1<sup>st</sup> April 2023) of £21,250.



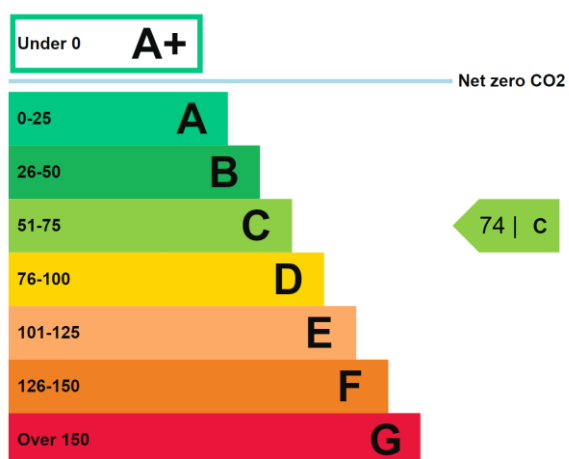
## Availability

The units have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the approximate Gross Internal floor areas recorded as follows:

Unit	m <sup>2</sup>	Sq Ft
Unit 6	200	2,153

## Energy Performance

The unit has an Energy Performance Asset Rating of C74



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Particulars - Jan 2023

# Lease Terms

Unit 6 is available to let by way of new fully repairing and insuring leases for a term of years to be agreed at a rent of £28,000 per annum.

## VAT

Unless otherwise stated all rents and charges are quoted exclusive of Value Added Tax (VAT) and the property is elected for VAT.

## Viewing

Please contact this office for a convenient appointment to view or for further information.

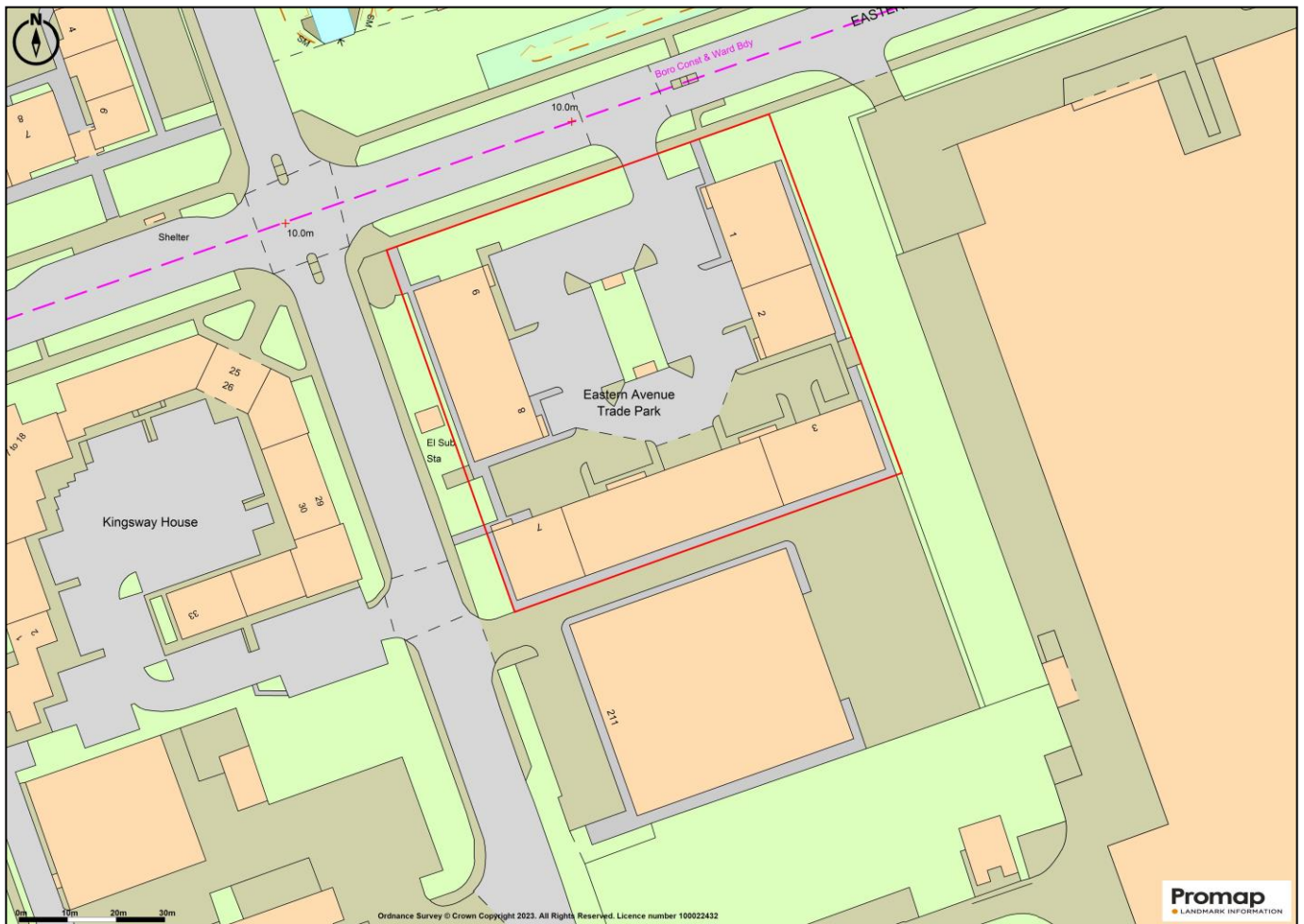
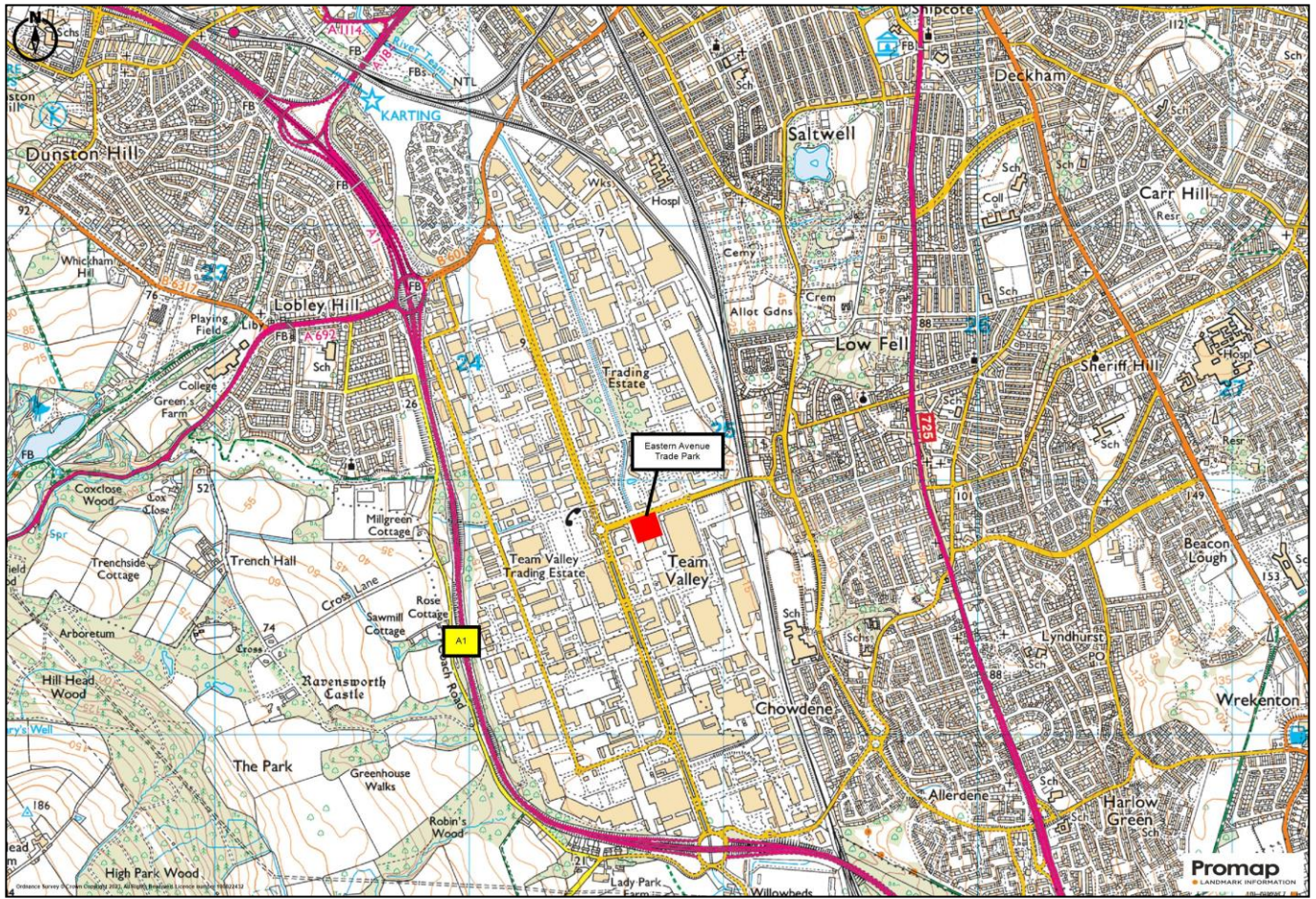
Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk))



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