

TO LET

Perth Court, Eleventh Avenue North,
Team Valley, Gateshead, NE11 0NJ



Workshop / Storage Unit From 143 m² (1,541 sq ft)

- Modern unit on one of region's premier estates adjacent to A1
- Established trade park location
- Clean open plan accommodation
- Flexible terms available
- Ideal for small and growing businesses
- Rent: From £15,000 per annum exclusive

SITUATION

Team Valley Estate is generally regarded as the premier estate in the region boasting over 700 businesses employing over 20,000 people.

It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north.

Perth Court is conveniently located to the southern end of Team Valley accessed from Eleventh Avenue.

Please refer to the attached plans for further directions to the property.

DESCRIPTION

Perth Court is designed as 2 terraces of units benefiting from the following specification:

- Steel portal frame design providing open plan workshop space
- Block walling at lower level with insulated steel profile cladding to eaves
- Insulated steel sheet roof incorporating rooflights
- Reinforced concrete floors throughout
- Sectional loading door (w 3.3m x h 3.6m)
- WC facilities
- 3 phase power supply, gas and water
- Ample on site parking



TERMS

The premises are offered on internal repairing and insuring leases with the landlord being responsible for external repairs and decoration and the tenant responsible for internal repairs and decoration including all doors and windows whether internal or external. There is an annual Maintenance Rent to cover external repairs and maintenance of shared areas.

The units can also be made available on a 3-year Tenancy Agreements with the option to terminate the agreement at each anniversary on the giving of three months prior written notice.



VAT

All rents and service charges are subject to VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

AVAILABILITY

Current availability, Rent and Maintenance Rent charges are set out as follows. Information regarding Rateable Values and Energy Performance is also provided.

Unit	m ²	sq ft	Rent PA	Maintenance Rent	Rateable Value	Rates Payable	EPC Rating
Unit 2	143	1,541	£15,000	£1,770	TBC	TBC	D83
Unit 9	186	2,002	£19,000	£2,300	£14,250	£7,111	C71

Please note:

You may be eligible for Small Business Rates relief. Further information is available from

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

The units have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th ed.).

For further details please contact:

Particulars – January 2026



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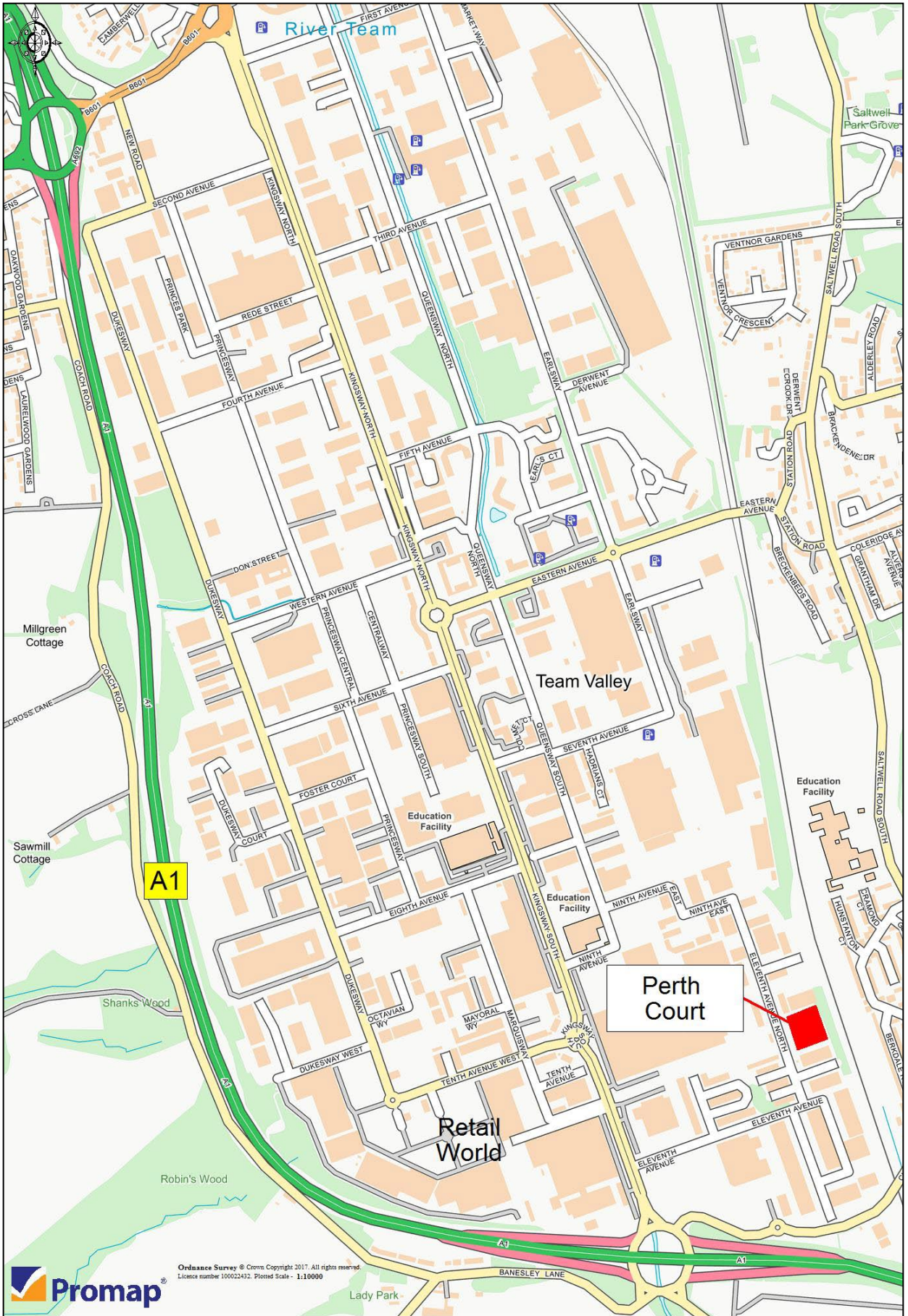
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