

TO LET

Unit 381E, Jedburgh Court, Team Valley
Trading Estate, Gateshead, NE11 0BQ



Terraced Workshop Unit 179.4m² (1,931 sq.ft.)

- Excellent location within the Team Valley Trading Estate close to Sainsbury Store
- Small office & WC facilities
- Gross Internal Area: 179.4m² (1,931 sq.ft.)
- Offered to let on new flexible lease terms
- Rent: £18,000 per annum

SITUATION

Team Valley Trading Estate remains the premier industrial estate within the region. It is bounded by the recently widened A1 and therefore access throughout the region is excellent.

Jedburgh Court is located immediately off Eleventh Avenue at the south end of the estate close to Sainsbury's Supermarket.

Please refer to the attached plan & map for further directions.

DESCRIPTION

Unit 381E is ideal for small and growing businesses and benefits from the following specification:

- Steel portal frame construction
- CIH: 4m
- Cavity brickwork and insulated steel cladding and roofing
- Concrete floors throughout
- Office and WC facilities
- Suspended ceiling
- LED lighting
- Insulated sectional loading door (3m wide x 4m high)
- 4 dedicated car parking spaces
- Gas and water supply
- 3-phase electricity

ACCOMMODATION

The unit provides the following area measured on a gross internal area basis:-

Unit	m ²	Sq Ft
381E	179.4	1,931

SERVICE CHARGE

Unit 381E has a service charge applied totalling £2,300.

For further details please contact:



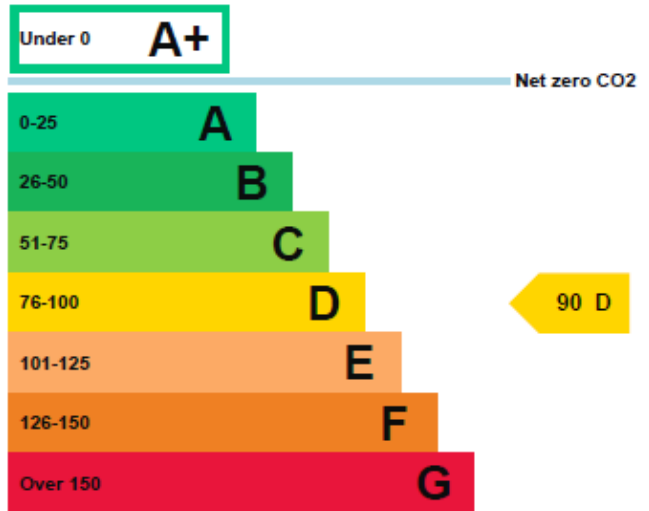
MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of D90.



RATEABLE VALUE

According to the Valuation Office Agency website (www.voa.gov.uk) Unit 381E has a Rateable Value (RV) of £14,500.

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000. Further information is available from the following website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

LEASE TERMS

The unit is offered on flexible terms on an internal repairing and insuring lease for £18,000 per annum.

The tenant is responsible for the maintenance and upkeep of the interior of the premises. The landlord repairs and maintains the exterior and structure of the unit (excluding external doors and windows) together with the estate common parts. This is covered by an index linked service charge.

VAT

All prices and rents are subject to VAT at the prevailing rate.

VIEWING

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

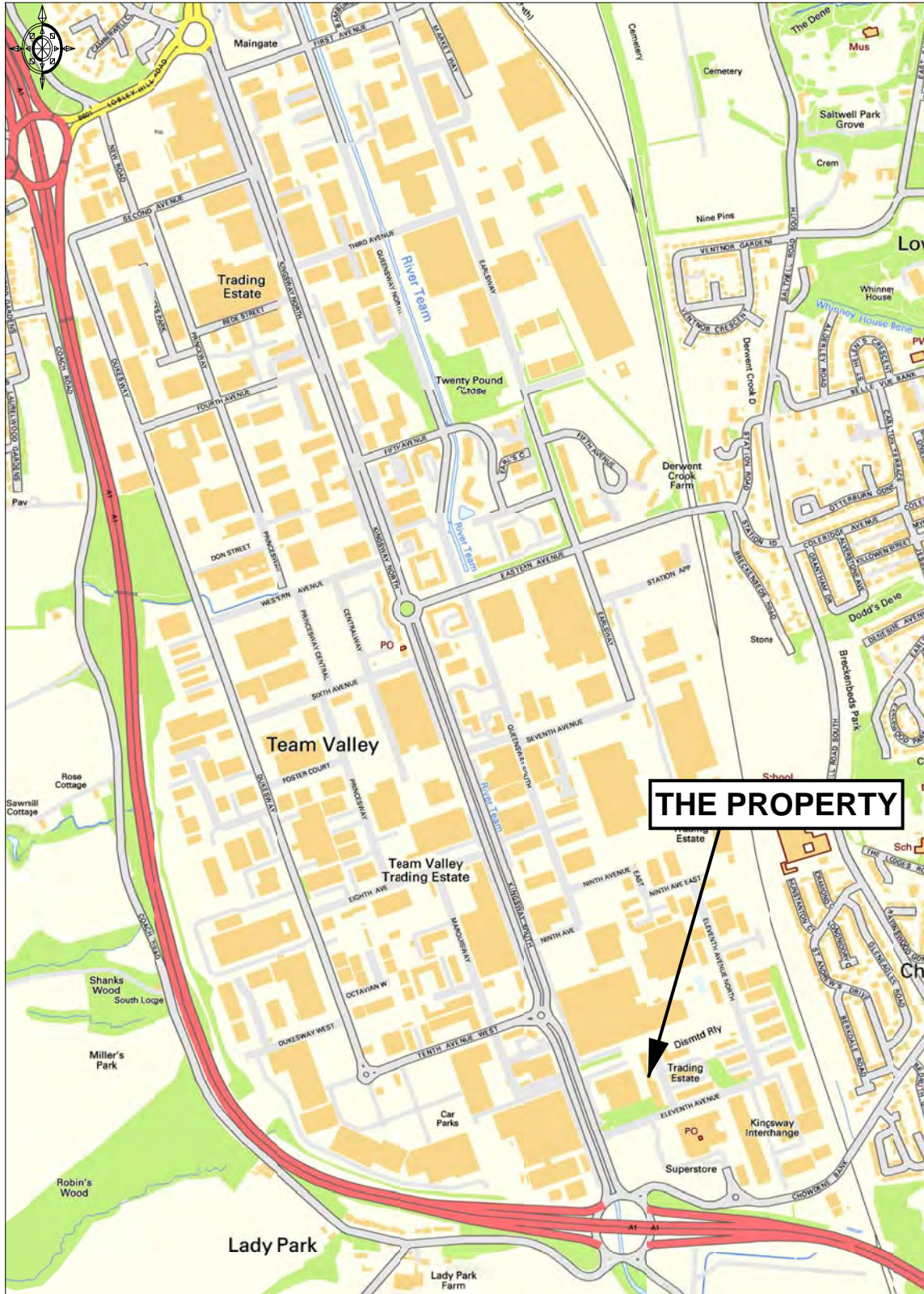


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- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Jedburgh Court
11th Avenue, Team Valley



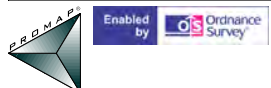
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Jedburgh Court - map

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Units at Jedburgh Court 11th Avenue, Team Valley



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Jedburgh Court - plan

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