

TO LET

Units 320/321, Mayoral Way, Team Valley, Gateshead, NE11 0RT



Workshop/Storage Units from
86.4 m² (930 sq ft) to 168.3 m² (1,811 sq ft)

- Situated on one of region's premier estates adjacent to A1
- Busy location close to retail park
- Workshop space with single office, stores and WC facilities
- Flexible terms available
- Rents from £8,000 per annum

SITUATION

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

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.

Mayoral Way is conveniently located to the southern end of Team Valley close to the Team Valley Retail Park.

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

DESCRIPTION

The properties comprise terraced workshop units benefitting from the following specification:

- Steel portal framed construction
- Brick/block walls to dado level
- Insulated profile steel sheet elevations and roof
- Clear height of 3.3m
- Office accommodation / kitchen facilities
- Vehicular access via external service area
- Sectional up/over loading doors (w2.8m x h2.8m)
- Three phase electricity

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

AVAILABILITY SCHEDULE

Unit	m ²	Sq ft	Rent PA	Service Charge	Rateable Value	EPC
320K	168.3	1,811	£15,400	£2,024	TBC	C56
321C / 321D	86.4	930	£8,000	TBC	TBC	E125

For further details please contact:



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SERVICE CHARGE

A service charge is payable to cover the cost of maintenance and upkeep of the external common areas; i.e. roads, footpaths, car parking and the grassed areas.

LEASE TERMS

The units will be let on an internal repairing and insuring leases (IRI) at the price outlined in the availability schedule below. The tenant is responsible for the maintenance and upkeep of the interior of the premises. The landlord will repair and maintain the exterior and structure of the unit (excluding external doors and windows) together with the estate common roads and areas.

RATEABLE VALUE

The rateable value of the units require reassessment.

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

VIEWING

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



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