

# TO LET

Unit 16, Dukesway, Team Valley,  
Gateshead, NE11 0PZ



## High Bay Detached Warehouse 2,636.6 m<sup>2</sup> (28,380 sq ft)

- Modern refurbished warehouse
- Located on the region's premier industrial estate
- Immediate access to the A1
- 8 m clear internal height
- Available on a new FRI lease
- Rent: £229,000 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.

Unit 16 is conveniently located to the northern end of Dukesway, one of the main thoroughfares through of Team Valley.

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

# Description

Unit 16 is a detached warehouse facility built in the 1990's benefitting from the following specification:

- Steel portal frame construction
- Insulated steel sheet cladding and roof
- Clear internal height of 8m
- LED lighting throughout
- 2 electric roller shutter doors (w: 5.1 m x h: 5 m)
- 3 phase electricity
- Large secure service yard
- Two storey refurbished office accommodation
- Staff amenities including WCs & kitchen
- Dedicated parking

# Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

	M <sup>2</sup>	Sq ft
<b>Unit 16</b>	2,636.6	28,380

For further details please contact:



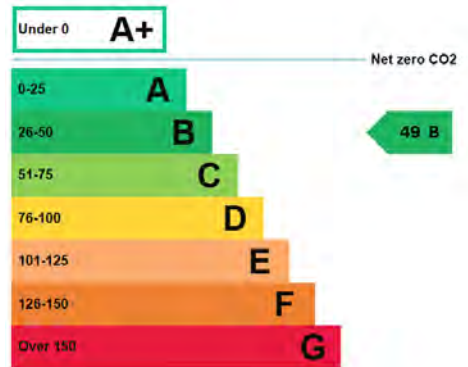
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# Energy Performance

The energy efficiency of the building has been assessed as follows:



# Rating

The property has rateable value £175,000 effective April 2026.

# Terms

The unit is available by way of a new fully repairing and insuring lease at a rent of £229,000 PA.

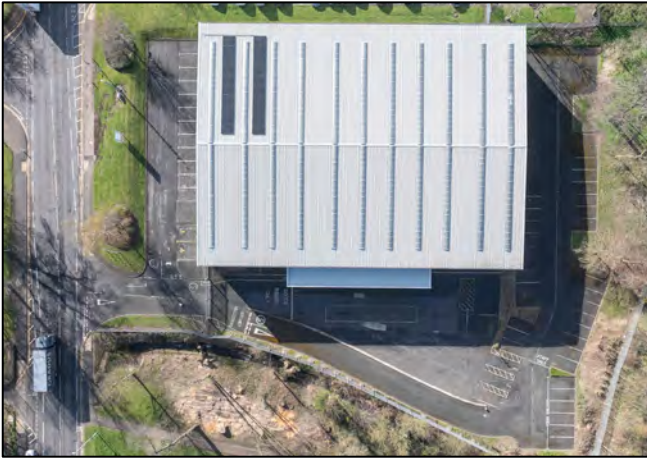
# VAT

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

# Viewing

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

**Subject to Contract**  
Brochure: April 2026



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