

TO LET

256D Kingsway Trade Park, Team Valley
Trading Estate, Gateshead, NE11 0JS



Prominent Trade Park Unit 228.3 m² (2,458 sq ft)

- Well located trade park off busy Kingsway Dual Carriageway
- Excellent access to the region's key road networks including A1
- Open plan arrangement with ladies & gents WC facilities
- Clear Internal Height of 4.6m
- Rent: £23,350 per annum

SITUATION

Kingsway Trade Park is located on Kingsway North, the dual carriageway which forms the main spine road through the well-established Team Valley Trading Estate in Gateshead.

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.

DESCRIPTION

The recently refurbished unit is situated on the end of a terrace of 3 units and offers the following:

- Open plan trade / storage unit
- WC facilities
- Ceiling mounted gas blower heating
- Electrically operated insulated sectional up and over door
- Concrete floor throughout
- High level of natural light
- Clear internal height 4.6m
- Ample parking

LEASE TERMS

Unit 256D is available on a full repairing and insuring lease at a rent of £23,350 per annum exclusive.

For further details please contact:



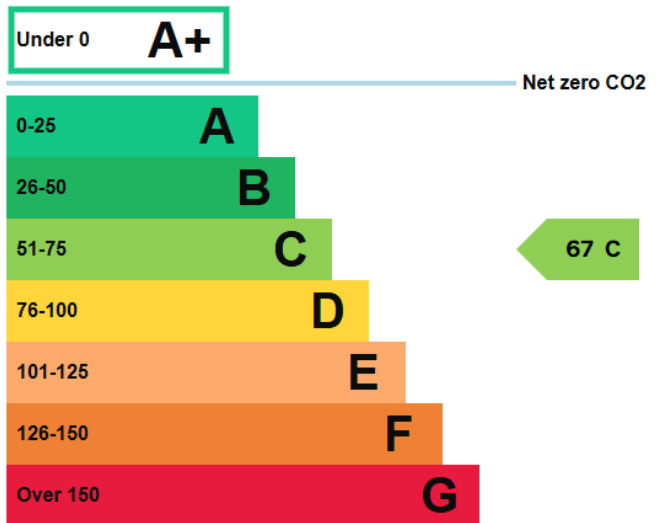
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Subject to Contract

ENERGY PERFORMANCE

Unit 256D has an Energy Performance Rating of C67.



ACCOMMODATION

The units have been measured on a gross internal area basis and provide the following accommodation:

	m ²	Sq ft
Unit 256D	228.3	2,458

RATEABLE VALUE

According to the Valuation Office Agency website the property has a Rateable Value of £15,250

It is recommended that interested parties visit www.voa.gov.uk for further information or for guidance on what business rates they might pay.

Particulars: April 2025
Images: March 2019

VAT

All rents are quoted exclusive of VAT 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.



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Particulars dated April 2020. Photographs dated March 2019.

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