

To Let

Unit 1 Ninth Avenue East
Team Valley Trading Estate
Gateshead
NE11 0EH

Warehouse / Manufacturing Facility

844.43 m² (9,089 sq ft)

- Fully refurbished unit
- Located on the region's premier estate
- High spec offices
- Covered loading area
- Large parking provision
- 5.5m clear internal height

Rent: £83,000 per annum

Your partners in property



Location

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.



Adjacent to the A1 Western Bypass



Well served by public transport



12 miles to Newcastle International Airport

Situation

Unit 1 fronts prominently onto Ninth Avenue East which is situated off Queensway South, one of the main roads running parallel to the main Kingsway dual carriageway through Team Valley.

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

Specification

Unit 1 is a newly refurbished semi-detached warehouse facility benefitting from the following specification:

Warehouse

- Steel Portal Frame Construction
- Insulated Steel Sheet Cladding & Roof
- 5.5 m Clear Internal Height
- Three Phase Power Supply
- LED Lighting
- Sectional Loading Door (W 3.5 m x H 4.9 m)
- Covered Loading Area
- Shared Service Yard

Reception / Office

- Open Plan Office Accommodation
- Ladies, Gents & Accessible WCs
- Kitchen Facilities
- 22 Dedicated Car Parking Spaces

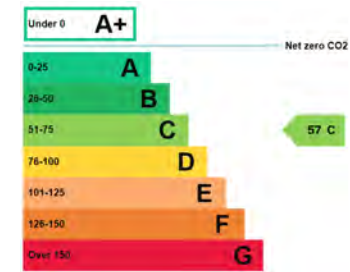
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse Total	632.64	6,810
GF Offices	84.55	910
FF Offices	84.01	904
Total	801.19	8,624
Canopy	43.24	465

Energy Performance

The property has an Energy Performance Asset Rating of C57.





Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £59,000 (effective 1 April 2026). For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Terms

Unit 1 is available on a new fully repairing and insuring basis at a rent of £83,000 per annum.

VAT & Stamp Duty Land Tax (SDLT)

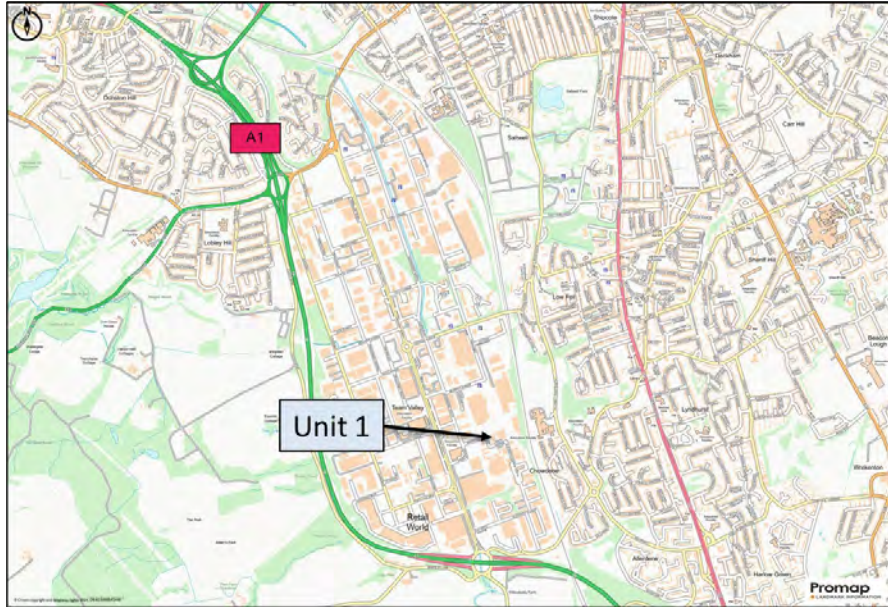
VAT & SDLT will be payable on the property at the prevailing rates.

Anti-Money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

Mark Proudlock

Partner - Newcastle

Mobile: 07766 968891

Email: mark.proudlock@knightfrank.com

Jamie Parker

Graduate - Newcastle

Mobile: 07974 398194

Email: jamie.parker@knightfrank.com

www.knightfrank.co.uk / 0191 221 2211

Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photos dated January 2026.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.