



INDUSTRIAL UNIT IN TEAM VALLEY

35 Rear North East Fruit & Veg Market, Earlsway, Team Valley, Gateshead, Tyne & Wear, NE11 0QY

- + **£6,240 per annum (£520pcm)**
- + **Total area 550sqft (51sqm).**
- + **North Easts Busiest Trading Estate**
- + **Easy Access from A1**
- + **24/7 Onsite Security**
- + **Wide Unit with High Electric Shutters**
- + **Easy Parking Facilities**
- + **7 Metres High Unit**



Thrower Stone Group

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07920 522 713 | www.throwerstone.co.uk

Location

The site is located within Team Valley Trading Estate, one of the North East's busiest and premier commercial estates. The estate covers a total area of approximately 238 hectares and provides in excess of 650,000 meters squared of commercial accommodation. The estate lies approximately 4.5 miles south of the Newcastle/Gateshead conurbation and has direct access onto the A1 trunk road linking the North and Scotland with the Midlands and South. The site is located within the North East Fruit and Veg Wholesale Market which is accessed off Derwent Avenue and in turn Earlsway, one of the main carriageways running through the Team Valley estate. Access to the A1 Western Bypass is excellent providing easy communications to all parts of the North East region.

Description

An industrial unit of steel portal frame construction with walls of brick/blockwork to dado level with insulated clad panels above. The roof is of insulated sheet cladding which incorporates translucent roof lights. The unit is seven metres high and benefits from high electric shutters and easy parking facilities. Approximately half of the unit is made up of a refrigerated room. It is within team valley's industrial park that has constant manned onsite security with a security gatehouse vetting inbound and outbound vehicular and pedestrianized traffic.

Accommodation

The accommodation comprises the following approximate Net Internal Areas.

Industrial Unit:	550sqft(51sqm)
Total Area:	550sqft(51sqm)

Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £6,240 per annum exclusive .

Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Thrower Stone Group.

Subject to Contract



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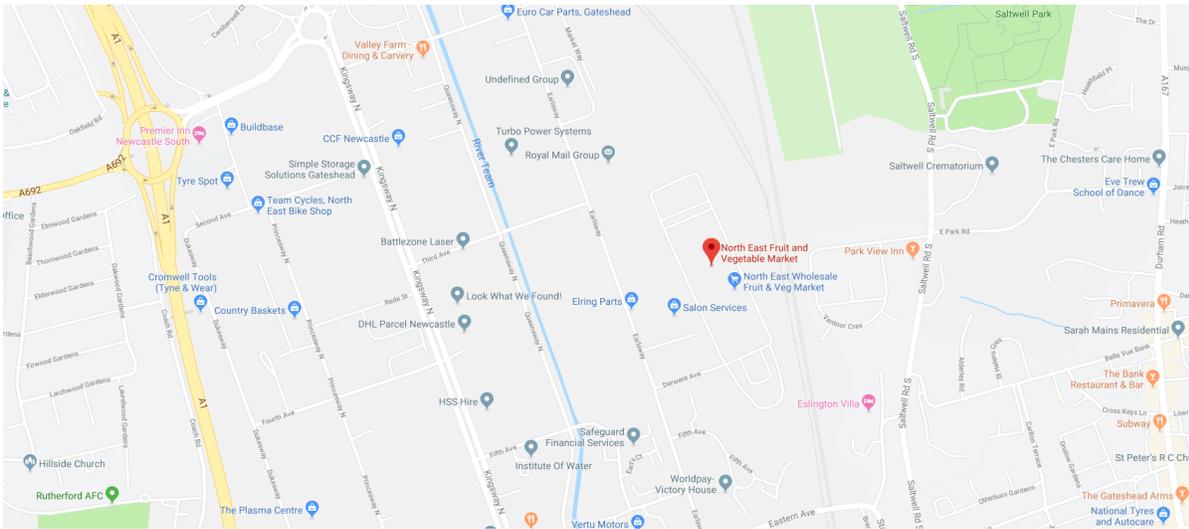


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