



**BT Fleet, Princesway South, Team Valley  
Industrial Estate, NE11 0TU**

- **Industrial premises available immediately**
- **Located in the heart of Team Valley Trading Estate**

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**Avison Young**

Fourth Floor  
Central Square  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ

## Industrial building for lease

BT Fleet, Princesway South, Team Valley Industrial Estate, NE11 0TU

### Property Description

The property provides a warehouse unit with two-storey offices. It benefits from 8 motorised sectional loading doors, strip lighting, gas radiant heaters. The ground floor comprises office/ancillary accommodation with a reception and customer entrance. First floor provides offices and WC facilities. The roof is single pitch with a minimum internal eaves height of 4.57m rising to 5.98m.

### Specification

- 8 sectional loading doors
- Gas radiant heaters
- Minimum eaves height of 4.57m rising to 5.98m
- External yard area
- Lends itself to automotive uses
- Dedicated car parking with 31 spaces
- Two storey offices
- Ground floor reception with separate customer entrance
- WC facilities

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Workshop	5,832	541.8
Office/Ancillary	1,711	158.9
<b>Total</b>	<b>7,543</b>	<b>700.8</b>

### Location

The property benefits from being located on a secure site on Princesway South in the sought after Team Valley Trading Estate. The estate provides direct access to the A1(M) via junctions 67 and 68, which are a mile south of the property. The property is situated 3 miles south of Gateshead town centre, 4 miles south of Newcastle city centre, and 9 miles west of Sunderland city centre.

The immediate surrounding area is largely industrial but includes a mixture of occupiers such as BT Openreach, Gateshead College, Edmunson Electrical, and Dulux.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT if applicable will be charged at the standard rate.

### Rates

Business rates payable for the property are £21,234 per annum.

### EPC

D78

### Tenure

The unit is available by way of a new sublease of the remaining term, expiring 31st December 2030.

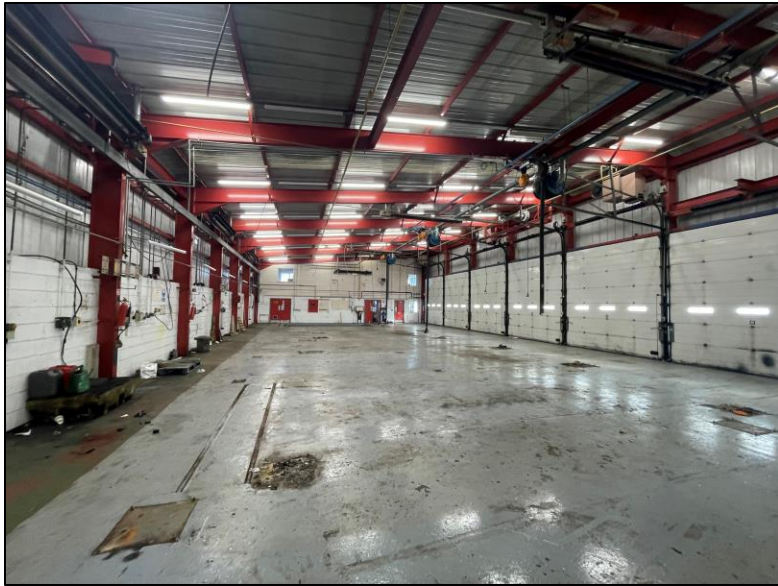
### Rent

Quoting rent of £49,000 per annum.



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# Get more information

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