



EFB Court, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RH

- **Industrial premises with extensive secure yard area**
- **Accessible Team Valley Trading Estate location**

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Avison Young

Fourth Floor
Central Square
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Newcastle Upon Tyne
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Industrial building for lease

EFB Court, Earlsway, Team Valley Trading Estate, Gateshead, NE11 0RH

Property Description

The property comprises two adjoining warehouse units with two-storey office content provided by the larger unit. The property also benefits from an adjoining 0.88 acre secure yard. The units are of a steel framework construction with cavity brick walls covered in profile steel cladding. The roof areas are double pitched providing minimum internal eaves height of 4.5m.

Location

The property benefits from being located on a secure site on Earlsway 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 10 miles west of Sunderland city centre

The immediate surrounding area is largely industrial but includes a mixture of occupiers such as Tyneside Express Transport, Portkabin, and ATS Euromaster.

Specification

- 3 sectional loading doors
- 0.88-acre secure yard
- 0.88-acre secure yard
- 4.5m internal eaves
- Two-storey offices comprising a mix of open plan and cellular space
- Fluorescent lighting
- 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
Unit 4	5,893	548
Unit 5 Warehouse	9,079	844
Unit 5 Two Storey Offices	4,572	425
Total	19,558	1,816
Secure Yard	0.88 acres	3,560

Legal Costs

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

Rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

Rent

Quoting rent of £6.50 per sq. ft.

Tenure

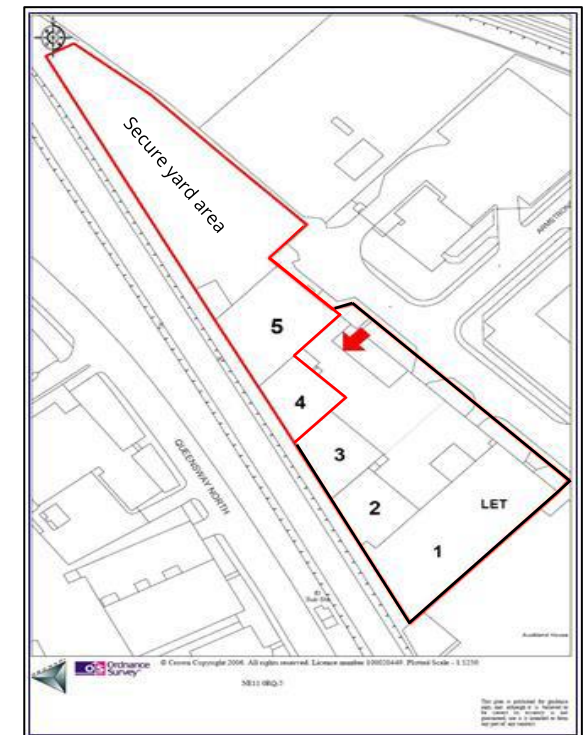
The premises is available to lease for a term of years to be agreed.

EPC

The property has an EPC rating of D92

VAT

VAT if applicable will be charged at the standard rate.



Industrial building for lease

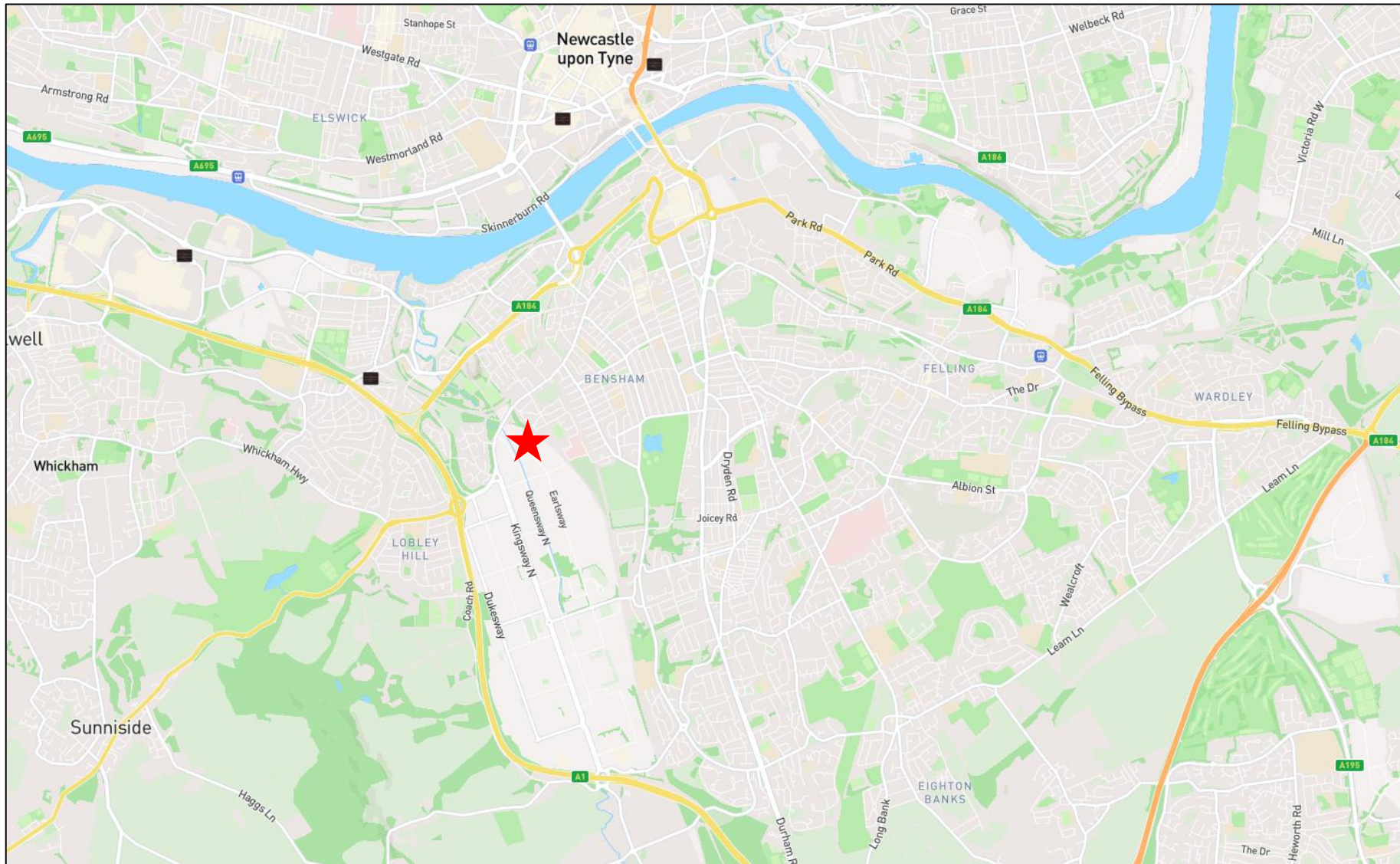
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