AVISON YOUNG

Warehouse/Factory unit available to let

Units 2-3 EFB Court, Earlsway North, Team Valley Trading Estate, NE11 0RQ



Units 2-3 EFB Court, Earlsway North, Team Valley Trading Estate, Gateshead, NE11 0RQ

- **Warehouse space available**
- **12,143 sq ft available**
- **Large yard area available**
- **Excellent access to A1**
- **Electrically operated roller shutter loading door**

Get more information

https://www.avisonyoung.co.uk

Avison Young
Eighth Floor
Wellbar
Gallowgate
Newcastle Upon Tyne
NE1 4TD

Property Description

Units 2-3 EFB Court are arranged in a terrace of steel framed construction with cavity brickwork external walls covered in profile steel cladding. The roof area is pitched and of profile sheet construction incorporating translucent roof lights.

Internally, the industrial unit has concrete floors throughout and provides an internal clear height of approximately 4.5 metres. WC facilities and office accommodation are also provided.

The unit benefits from an electrically operated steel roller shutter loading door and a large shared secure yard.

Location

EFB Court is situated at the north end of Earlsway within the popular and well-established Team Valley Trading Estate. The estate is served by excellent road access being bounded to its west by the A1 and lying only 4 miles from Newcastle City Centre.

Nearby occupiers include Royal Mail, Booker, Portakabin, Biffa and Euro Car Parts.

Services in the nearby area include Team Valley Retail World, Sainsbury's supermarket and petrol station and a Premier Inn hotel just 0.2 miles away.

Specification

- Large yard area
- Electric roller shutter door
- Excellent access to A1
- WC facilities
- Translucent roof panels
- Sought after Team Valley location

Accommodation

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

Area	Sq m	Sq ft
Unit 2	564	6,075
Unit 3	566	6,088
Total Area	**1,130**	**12,143***

*Units must be let as one

EPC

EPC information available upon request

Terms

Terms to be agreed between parties

Rates

We recommend that all parties make their own enquiries regarding the rateable values applicable to the premises.

Legal Costs

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

Rent

Quoting rent is £97,144 per annum exclusive.

VAT

VAT if applicable will be charged at the standard rate.

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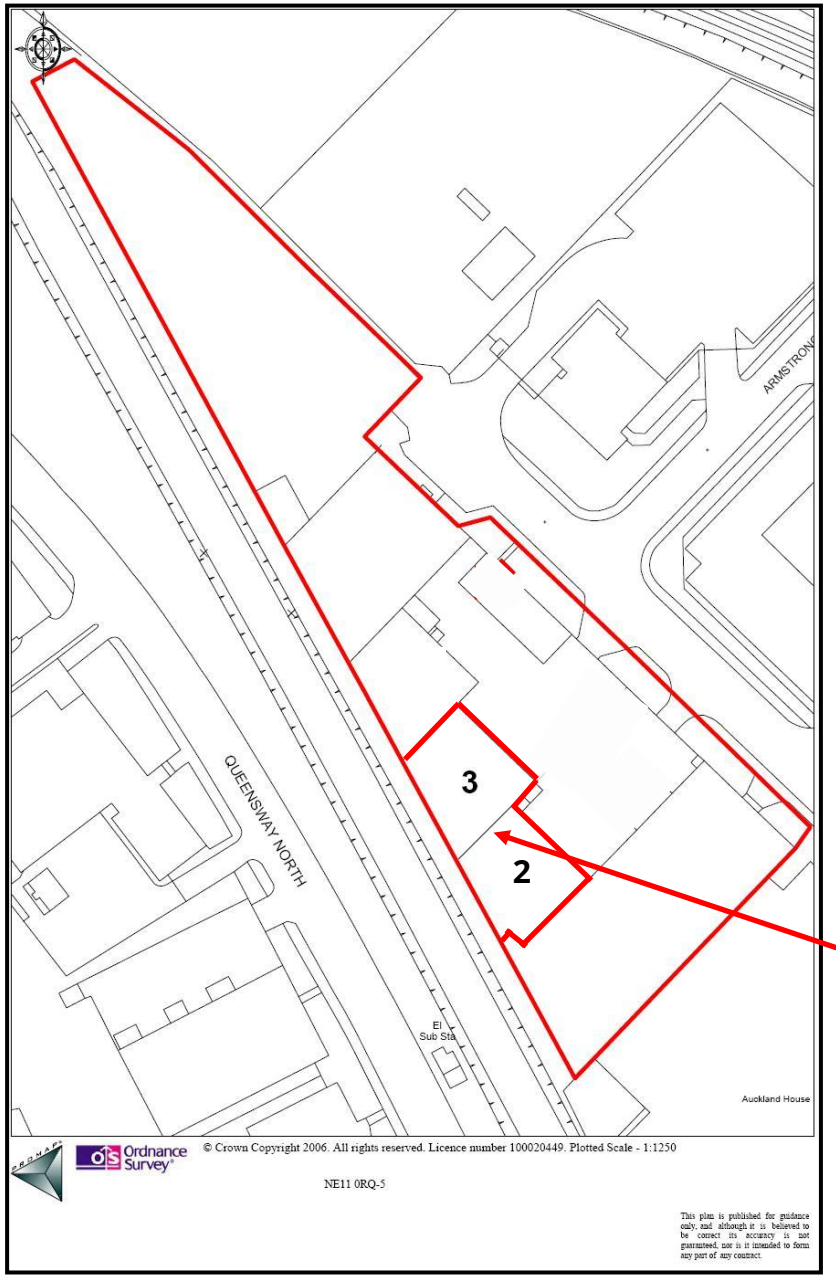


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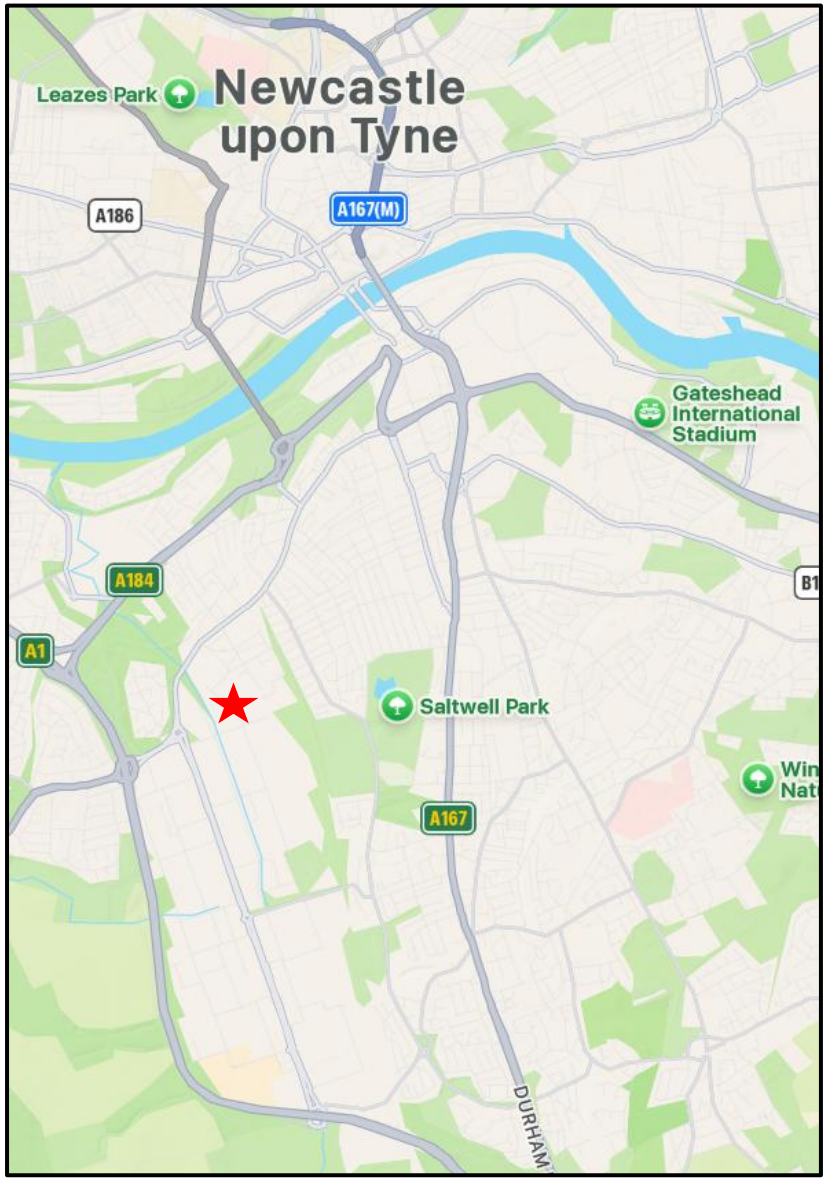
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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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