AVISON YOUNG

Warehouse/Factory unit available to let

Unit 1 EFB Court, Earlsway North, Team Valley Trading Estate, NE11 0RQ



Unit 1 EFB Court, Earlsway North, Team Valley Trading Estate, Gateshead, NE11 0RQ

- **Extensive warehouse and office space available**
- **27,535 sq ft available**
- **Large secure yard area available**
- **Excellent access to A1**
- **Electrically operated roller shutter loading doors**

Get more information

https://www.avisonyoung.co.uk

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

Industrial unit available to let

Unit 1 EFB Court, Earlsway North, Team Valley Trading Estate, NE11 0RQ

Property Description

Unit 1 is arranged in a terrace and are of steel framed construction with cavity brickwork external walls covered in profile steel cladding. The roof areas are pitched and of profile sheet construction incorporating translucent roof lights.

Internally, the industrial units have concrete floors throughout and provide an internal clear height of 5.2 metres. Each unit is provided with male, female and disabled WC accommodation.

The office space benefits from a reception area, a mix of open plan and cellular office accommodation across both floors and a staff areas to the ground floor.

Each unit benefits from electrically operated steel roller shutter loading doors and large secure outdoor yard space.

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 Tyneside Express, 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.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Specification

- Large secure yard
- Electric roller shutter doors
- Excellent access to A1
- Office accommodation
- Male, female and disabled WCs
- Translucent roof panels
- Close proximity to Newcastle Upon Tyne

Accommodation

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

Area	Sq m	Sq ft
Warehouse	2120	22,815
Office	438.50	4,720
Total Area	**2,558.50**	**27,535**

EPC

EPC information available upon request

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

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

Terms

Terms to be agreed between parties

Rent

Quoting rent is £178,997.50 per annum exclusive.

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Industrial unit available to let

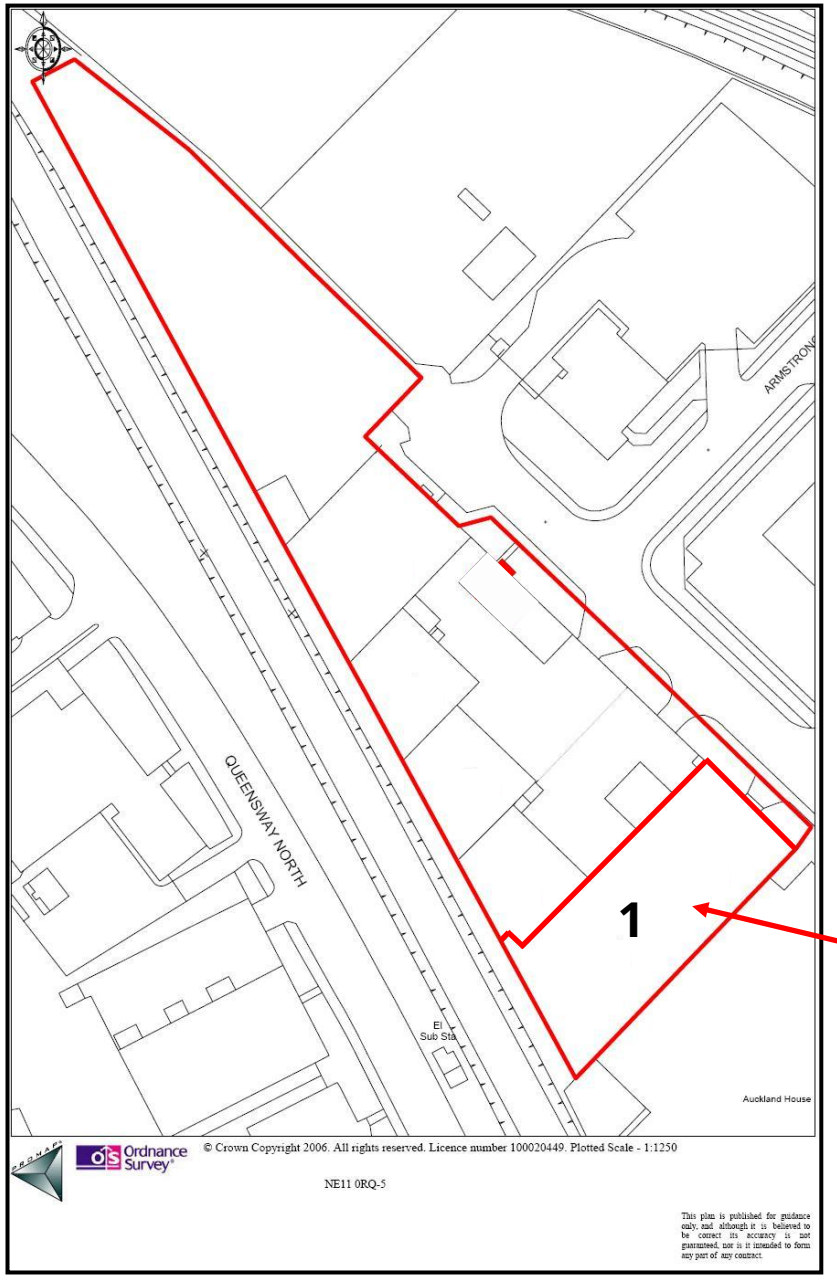
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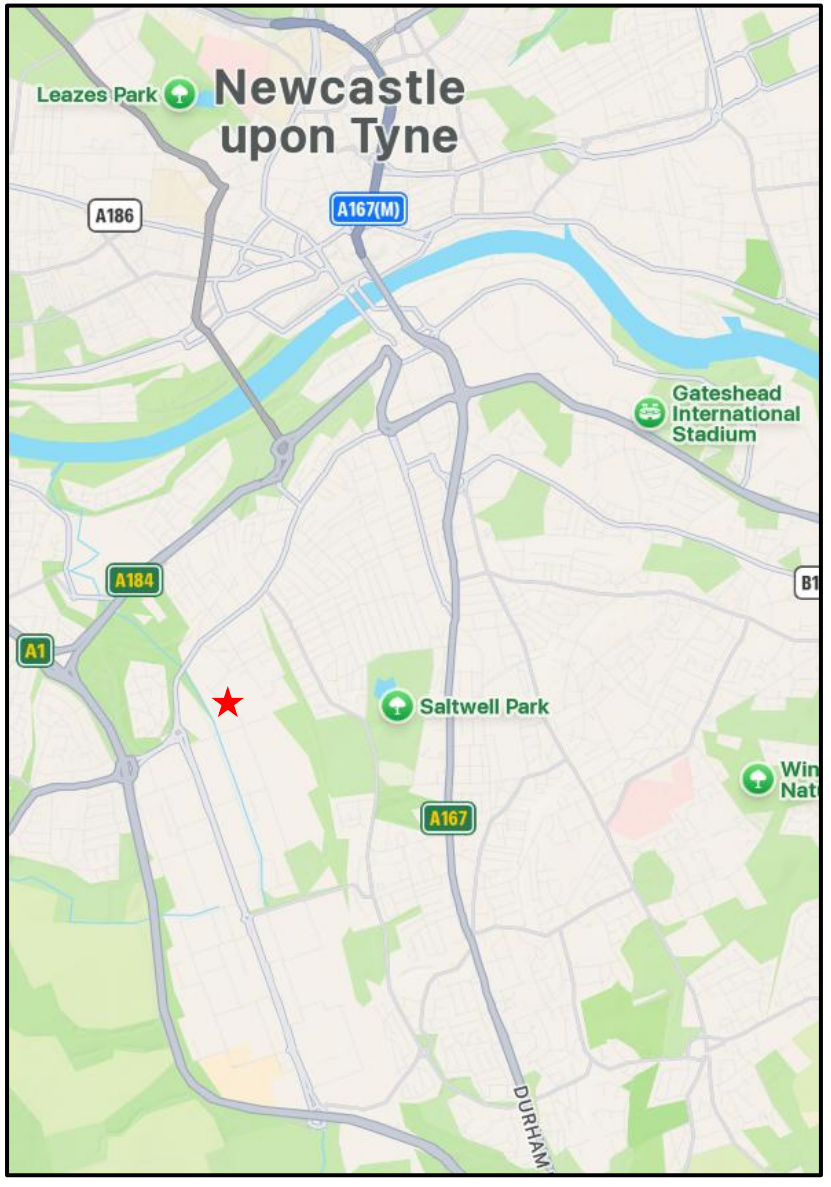
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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