



**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

To Let

Industrial

Modern Warehouse & Office Premises

8 Octavian Way, Team Valley, Gateshead NE11 0HZ



- 543.60 Sq M (5,851 Sq Ft)
- Very attractive incentives available
- £27,500 per annum

Lambert Smith Hampton

Higham House, New Bridge Street West, Newcastle Upon Tyne NE1 8AU T +(0)191 232 6291

8 Octavian Way, Team Valley, Gateshead NE11 0HZ

Location



The property is situated to the south side of the Team Valley Industrial Estate, just off the A1 close to the retail park. The Team Valley itself is the North East's leading mixed use business and industrial park. It is located approximately 4.5 miles south of Newcastle and has direct access onto major trunk roads linking the north and Scotland with the rest of the country. Octavian Way is a development of industrial and trade counter type units in a prominent location off Kingsway.

Description

The property comprises a semi detached warehouse/office unit of steel portal frame construction with brick/blockwork walls, which has been converted to incorporate a good proportion of good spec office accommodation. There is a warehouse at one side of the accommodation and two floors of well partitioned office accommodation, which are fully carpeted with recessed lighting and air conditioning. There are also male and female WC's and a kitchen area.

The accommodation can easily be altered for a variety of uses.

Accommodation

The following floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):-

Floor Area	Sq M	Sq Ft
Ground Floor		
Warehouse	105.5	1,135
Offices	218.1	2,348
First Floor		
Offices	220.0	2,368
Total	543.6	5,851

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property is entered into the 2010 Rating List as follows:-

Warehouse & Premises
Rateable Value £31,750

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £27,500 per annum, subject to incentives.

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Energy Performance Certificate

The property has been rated within Band E. A copy of the EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright
Lambert Smith Hampton
0191 206 8743
07957 823 910
awright@lsh.co.uk

10/09/15

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