AVISON YOUNG

Warehouse/Factory unit available to let

Units A and B EFB Court, Earlsway North, Team Valley Trading Estate, NE11 0RQ



Units A and B EFB Court, Earlsway North, Team Valley Trading Estate, Gateshead, NE11 0RQ

- **Warehouse space available**
- **49,096 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

Property Description

Units A and B 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 units have concrete floors throughout. Unit A provides a minimum eaves height of 5.2m extending to a maximum 9.73m and Unit B provides a minimum eaves height of 4.36m extending to a maximum of 9.4m. WC facilities and office accommodation are also provided.

The units benefits from electrically operated steel roller shutter loading doors and a large secure yard to the rear of the property with gated access.

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 Transport, 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 secure yard area
- Electric roller shutter doors
- Excellent access to A1
- WC facilities
- 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
Unit A	2,513	27,053
Unit B	2,048	22,043
Total Area	**4,561**	**49,096***

***Units can be let together or separately**

EPC

The property has an EPC rating C.

Legal Costs

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

Terms

Terms to be agreed between parties

Rent

Rent upon application.

Rates

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

VAT

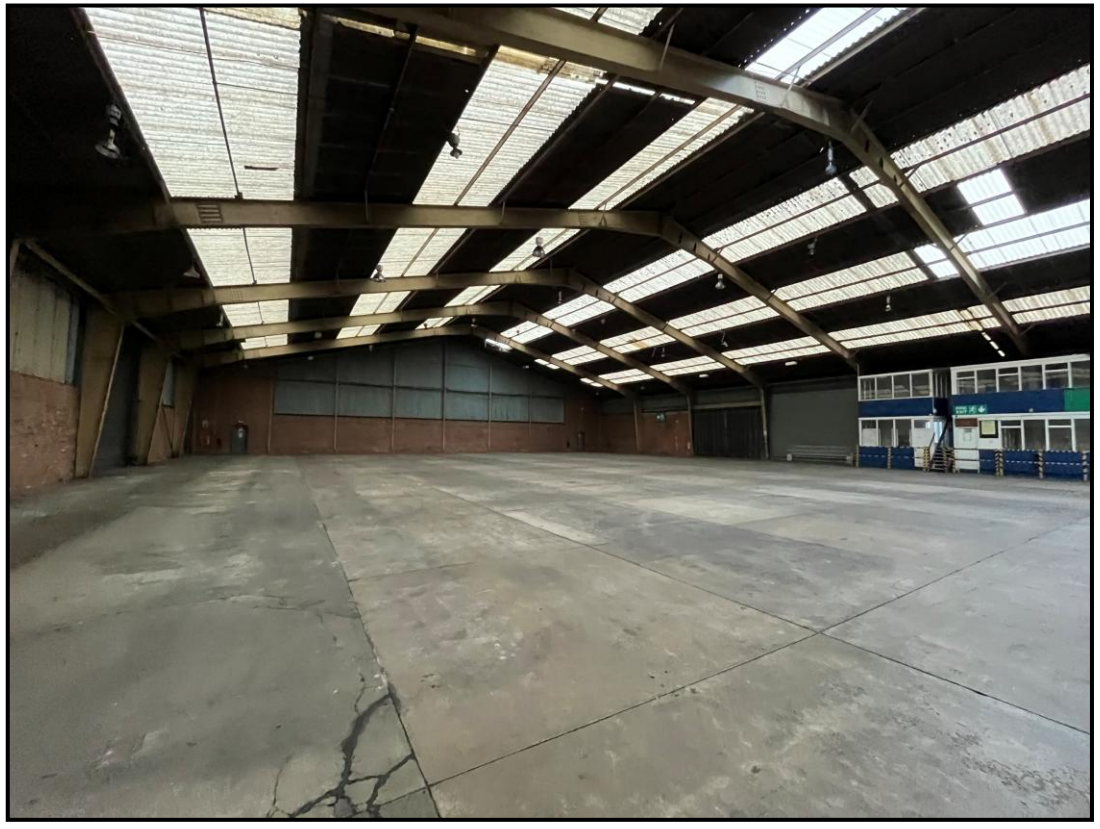
VAT if applicable will be charged at the standard rate.

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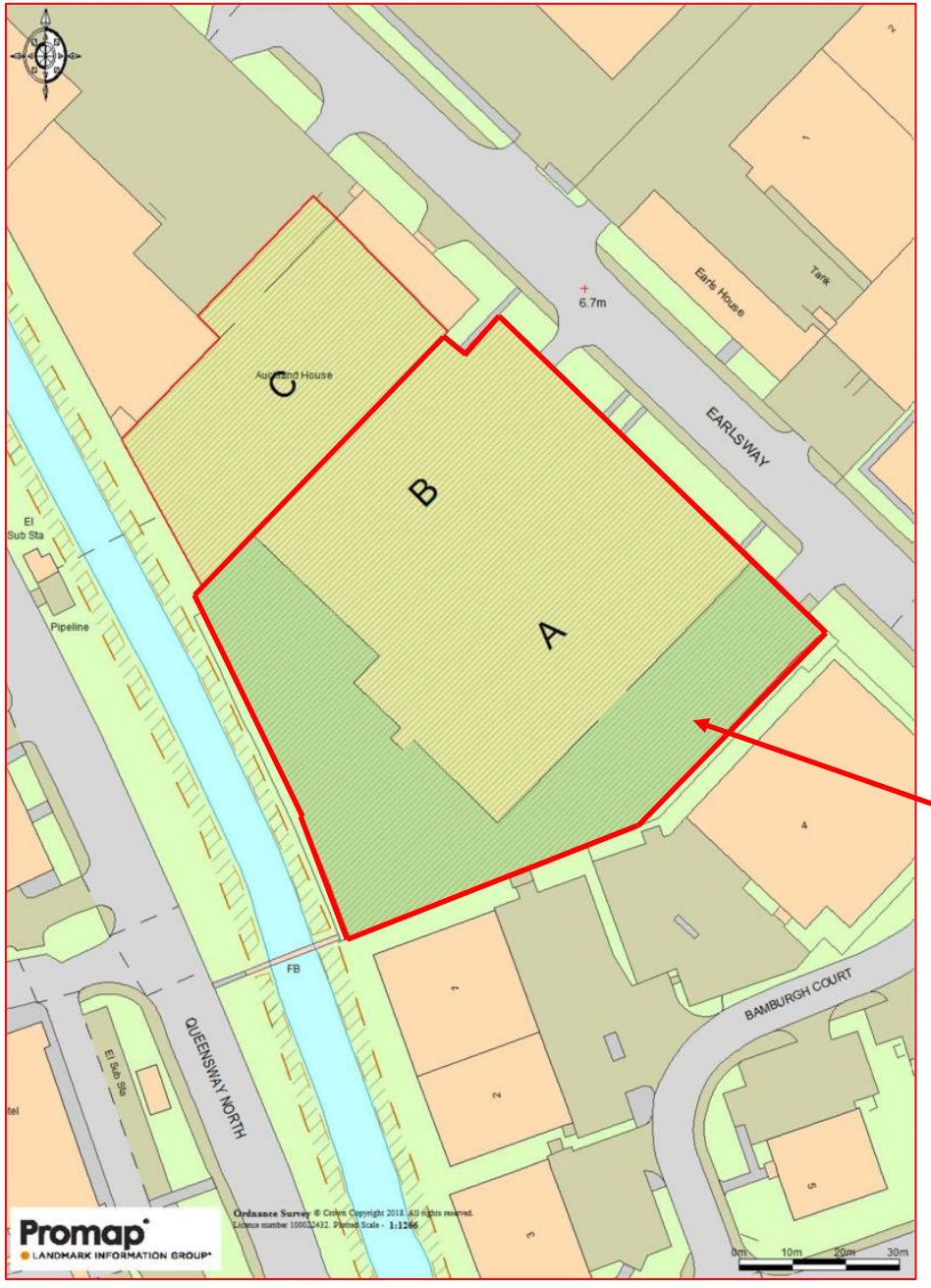


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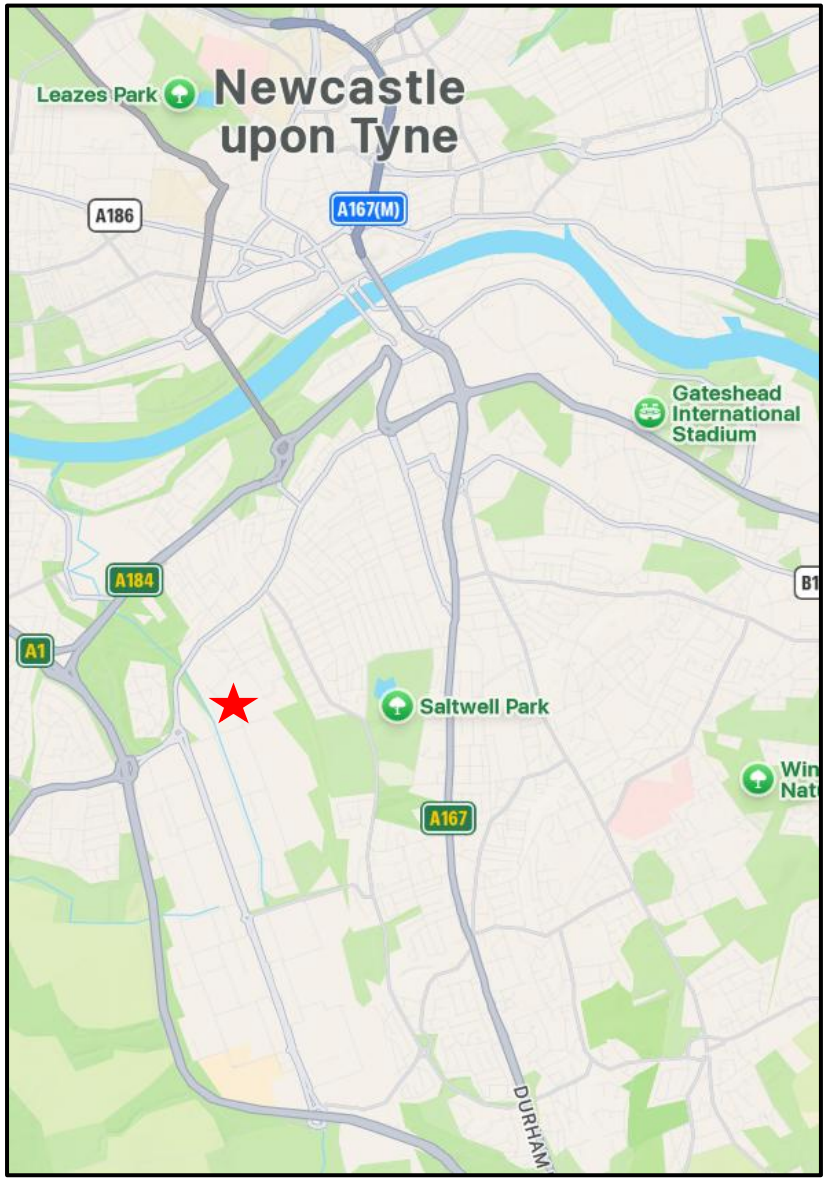
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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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