

FLEXIBLE INDUSTRIAL, WAREHOUSE & OFFICE SPACE

Former De La Rue secure production facility - Team Valley, Gateshead



2,000+ sq ft
office options

4,000+ sq ft
warehouse / storage

From £5 psf
indicative rent

Flexible
subdivision & leases

At a Glance

A substantial and highly flexible commercial opportunity within Team Valley Trading Estate. Q196 can accommodate smaller office requirements as well as larger warehouse, storage, manufacturing and operational uses, with space capable of subdivision to suit individual occupiers. The property forms part of the former De La Rue complex and benefits from strong existing security, yard space, separately available offices and specialist secure accommodation including a former high-security vault.

KEY FEATURES

- Former De La Rue secure production facility
- Office space from approximately 2,000 sq ft
- Warehouse / storage from approximately 4,000 sq ft
- Larger industrial areas available by negotiation
- Space can be divided and configured to suit
- Indicative rents potentially from £5 per sq ft
- Strong security and former high-security vault
- Yard space and separately available offices
- Flexible new lease lengths
- Excellent access to the A1 and wider North East

POTENTIAL USES

- Warehousing & storage
- Distribution & logistics
- Manufacturing & production
- Engineering & assembly
- Workshop operations
- E-commerce fulfilment
- Wholesale / trade use
- Equipment or secure storage
- Regional operational headquarters
- Other compatible commercial / industrial uses

SPACE THAT CAN ADAPT TO YOUR BUSINESS



PROPERTY & ACCOMMODATION

Q196 offers a mixture of office, warehouse, storage and industrial accommodation. Smaller office options may be available from approximately 2,000 sq ft, while warehouse and storage areas can be considered from approximately 4,000 sq ft upwards. Larger requirements can also be accommodated, with subdivision available subject to the proposed configuration.

The landlord is willing to consider practical fit-out proposals and reasonable internal alterations, including the creation of offices, staff areas or breakout rooms within larger industrial spaces, subject to prior approval and any necessary consents.

The site was historically used by De La Rue for highly secure currency and identification-related production. This heritage provides strong existing physical security and specialist secure areas. A substantial former high-security vault is also available for occupiers with appropriate requirements.

External yard space is available within the wider site. A strong power supply and three-phase power are understood to be available within parts of the complex; prospective occupiers should verify the capacity available to the specific area under consideration.

LOCATION

Team Valley Trading Estate with convenient A1 access to Gateshead, Newcastle, Durham, Sunderland, Washington, Teesside, Northumberland and onward routes.

AMENITIES

Nearby national occupiers include Boots, Superdrug, Dunelm, Smyths Toys, Hobbycraft, Card Factory, Hotel Chocolat, McDonald's and Greggs.

LEASE TERMS

New flexible leases available. Indicative rents may start from approximately £5 per sq ft depending on size, specification, lease length and terms. Larger or specialist requirements: POA.

MANAGEMENT

Professionally managed by an experienced and approachable team supporting occupiers from enquiry and onboarding through the agreed tenancy.

VIEWINGS & ENQUIRIES

Tell us the space you need, proposed use, preferred lease length and any requirement for offices, yard space or secure accommodation.

Contact: info@bluefinmgt.co.uk

All areas are approximate and subject to confirmation. Uses, alterations, power capacity and configurations are subject to contract, landlord approval and any necessary planning or statutory consents.