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Unit 7, Second Avenue,  
Gateshead NE11 0ND

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**FOR SALE**

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Detached Industrial/Warehouse unit  
with yard

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22,507 Sq Ft  
(2,091 Sq M)

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# Unit 7, Second Avenue, Gateshead NE11 0ND

## DESCRIPTION

Constructed circa 2000 the unit is of steel portal frame construction with brick/block and profile sheet clad elevations beneath a dual pitched profile sheet roof, incorporating 15% translucent panels. Internally it provides two storey offices incorporating double glazed windows and suspended ceilings with recessed strip lighting. Heating is via radiators with air conditioning installed at first floor level. Appropriate welfare facilities are provided. The warehouse has a minimum eaves height of 5.7m rising to 8.0m at the apex and is accessed via 2 surface level loading doors 3.85m wide by 5.0m high. Lighting via a combination of strip fluorescent/LED fittings and heating by gas fired blowers. There are two mezzanine floors above a small trade counter area and workshop office.

- ✔ Long Lease For Sale
- ✔ 1,951 sq m (21,000 sq ft )
- ✔ Adjacent to A1(M)
- ✔ 0.56 hectare/1.39 acre site
- ✔ Two level access roller shutter doors
- ✔ 5.7m minimum eaves
- ✔ Rare opportunity to purchase modern unit



## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	18,815	1,748
Ground Floor	1,173	109
First Floor	1,012	94
Mezzanine	1,507	140
<b>Total GIA</b>	<b>22,507</b>	<b>2,091</b>
<b>Total GIA (excl mezzanine)</b>	<b>21,000</b>	<b>1,951</b>

## 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

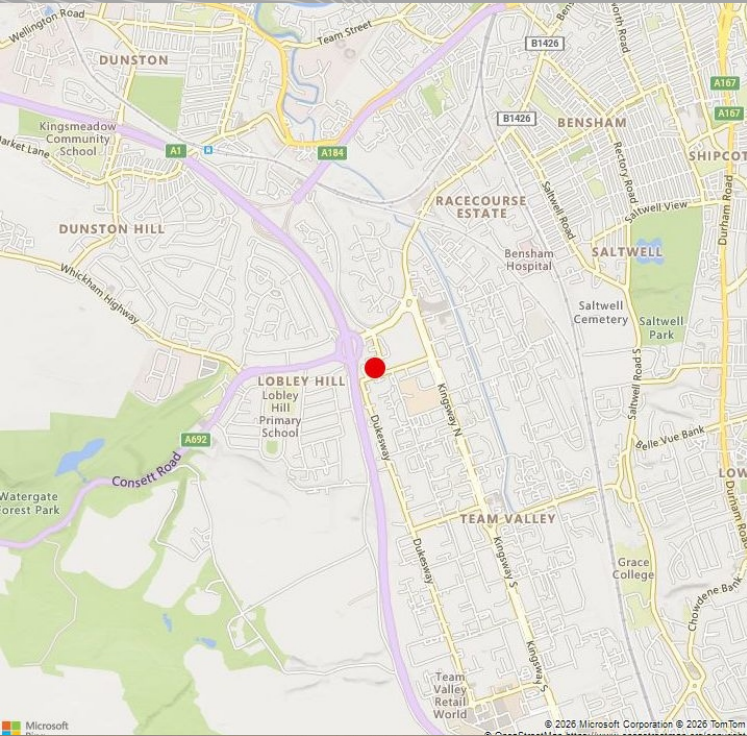
List Description - Warehouse & Premises / Rateable Value  
£140,000

## TERMS

The property is held long leasehold for a term of 125 years from 13th November 2000 at a peppercorn rent. A price of £1,470,000 is required for the benefit of the long leasehold interest.

**EPC** C-75 expiring in 2035





## LOCATION

Located on the North Western corner of the Team Valley Trading Estate with good frontage to Second Avenue close to its junction with Dukesway a short distance from the Maingate retail complex. Nearby occupiers include Furniture Village, Tyrespot, Team Cycles and Mirror and Glass Processing. It is the region's premier business location benefitting from junctions to the A1(M) at both its northern and southern ends and is approximately 3 miles south west of Gateshead and 4 miles south west of Newcastle city centre.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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