

Centralway 65

NEW GRADE A WAREHOUSE / DISTRIBUTION UNIT

65,092 SQ FT / 6,048 M²

Available Q3 2025

UK
LAND ESTATES

Centralway 65 Team Valley, Gateshead

Centralway 65 is UK Land Estates' latest development on its flagship Team Valley Trading Estate.

Team Valley is the region's premier estate, home to more than 700 businesses employing over 20,000 people. It offers an array of amenities including hotels, restaurants, cafés, as well as a retail park, shops and financial services.

Connectivity is key with the estate bounded by the A1 with junctions at either end. Newcastle Upon Tyne is within 5 miles, Port of Tyne 10 miles and Newcastle International Airport 12 miles.

Centralway 65 will deliver an industrial and logistics facility designed to the latest specification and environmental performance to maximise efficiency and drive down operational costs.



You're in good company



A1

A1

CENTRALWAY 65

EDMUNDSON
ELECTRICAL

Atlas Copco

Dulux
let's colour

pyramid
Display Materials

DHL

RUBB
Building Systems

zentia

B
BESTWAY
WHOLESALE

openreach
BT

Boels
RENTAL

KONECRANES

EXPRESS
ENGINEERING

Newcastle
City Centre

BAE SYSTEMS

Crabtree

Retail
World

People to power your business

The north east is renowned for its dedicated, capable and efficient labour force. A heritage of engineering and industry, leading universities, colleges and higher education facilities providing both academic and vocational training ensure a ready supply of labour.

Employment costs are lower than in most industrial and logistics locations making the north east an attractive and cost effective business location.

Average Gross Weekly Earnings

Gateshead	£643
North East	£661
West Midlands	£690
Yorkshire & Humber	£675
North West	£693
South East	£754
Great Britain	£730

Source: 2024 NOMIS/ONS



Centralway 65

Team Valley

Accommodation	M ²	Sq Ft
Warehouse	5,604	60,320
Office	444	4,772
Total	6,048	65,092


 32 Car parking spaces (inc 2 accessible)

 4 dock level access doors

 LED lighting

 EV charging points

 Roof mounted Photo Voltaic Solar Panels

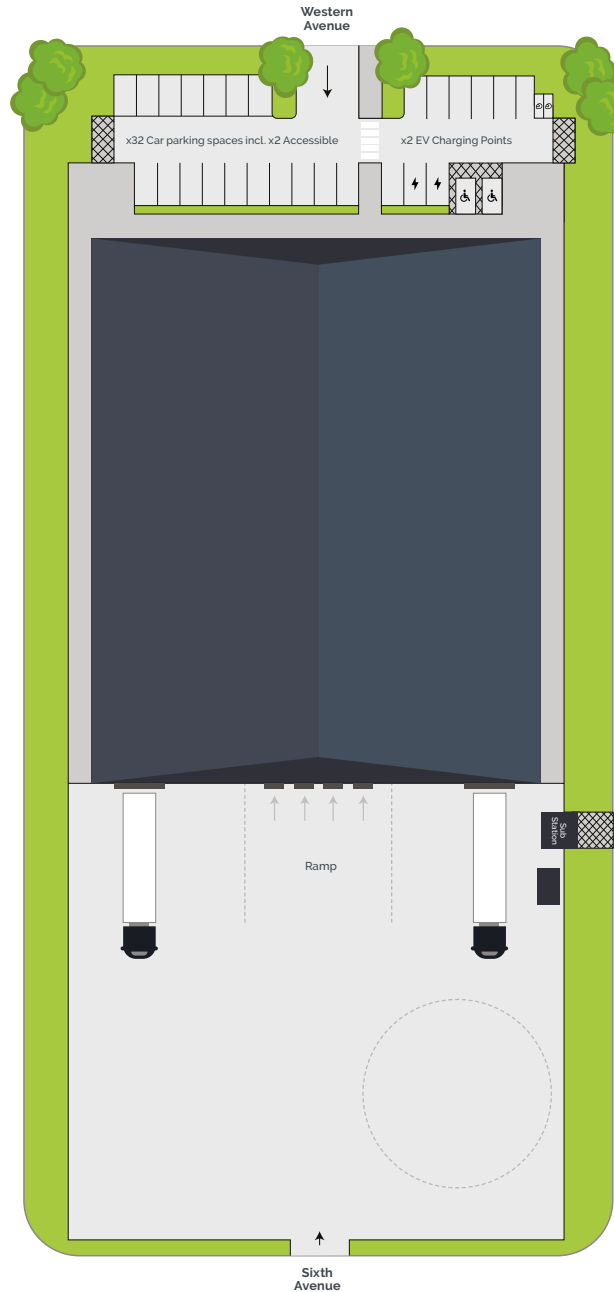
 50kN/m² floor loading

 2 level access doors

 10.6m eaves

 CAT A office

 Staff amenities



Sustainability

UK Land Estates is focused on the future, developing buildings that exceed energy efficiency, accessibility and durability guidelines and regulations.

Leading edge low carbon tech is included across our standard specification, with UK Land Estates' developments driving down energy use and emissions.

From insulated cladding to rainwater harvesting, PV arrays to low flow sanitary ware and energy saving lighting systems to reduced water usage – we build for the businesses of the future, not just the now.

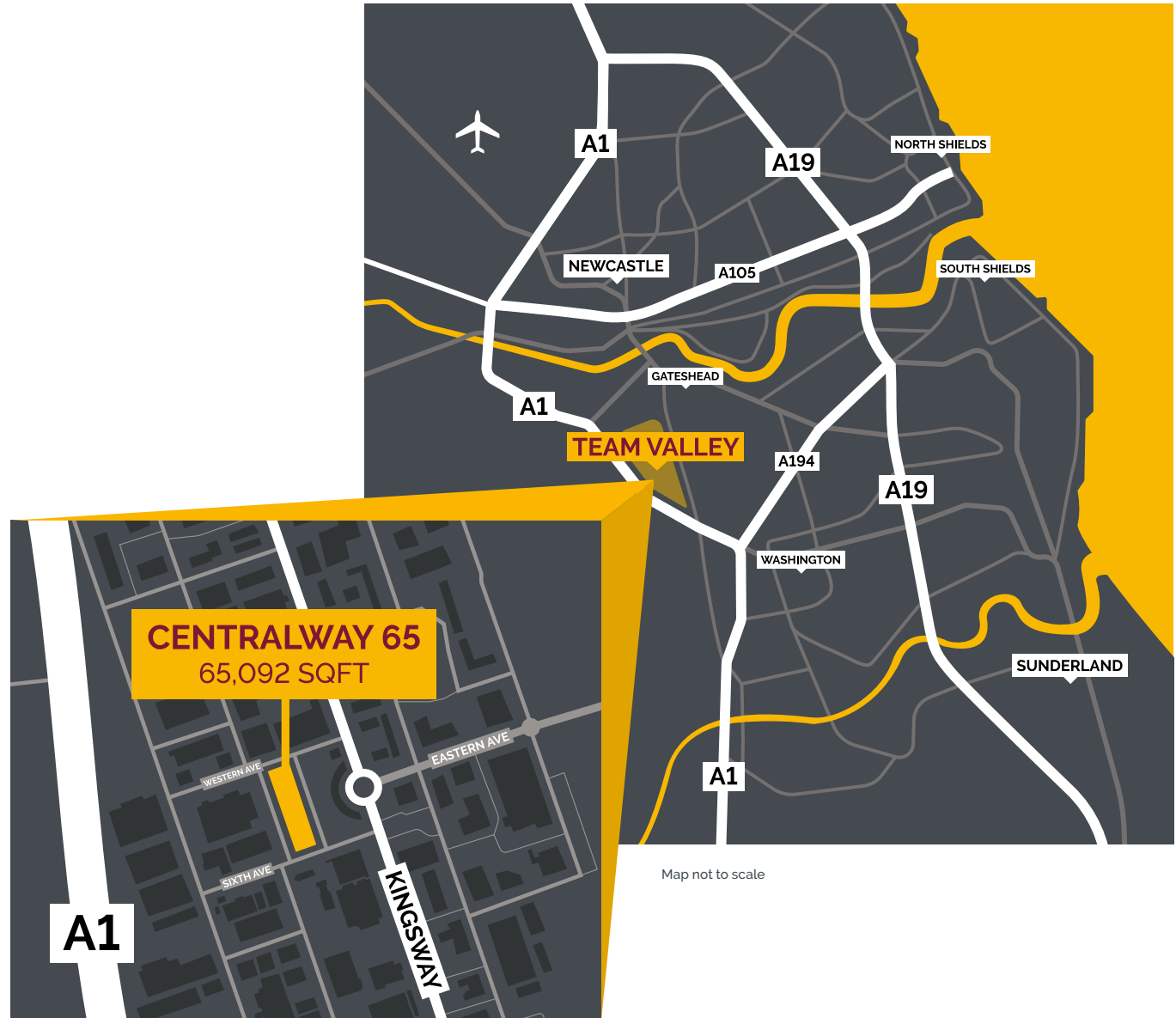
- ✓ Minimum BREEAM rating 'Very Good'
- ✓ EPC "A"
- ✓ Modern insulation
- ✓ Photovoltaic (PV) arrays providing direct green energy
- ✓ Latest LED lighting minimise energy usage and cut carbon
- ✓ Efficient air source heat pumps heat and cool facilities
- ✓ Rainwater harvesting to reduce water costs
- ✓ Sustainable drainage systems
- ✓ EV Charging points
- ✓ Commitment to local suppliers and materials from sustainable sources, where possible
- ✓ Construction waste minimised and recycled, where possible



Location

Primed for regional and national reach

Locations & Drive Times	Miles	Minutes
A1	1	3
Newcastle City Centre	5	15
Port of Tyne	10	15
Newcastle International Airport	12	15
Sunderland	11	25
Teesport	44	57
Leeds	93	105
Manchester	140	170



CENTRALWAY

TEAM VALLEY – GATESHEAD – NE11 0TU

Enquiries

For further information and quoting terms contact the joint agents.



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