



# To Let

## 256 A&B Kingsway Trade Park, Kingsway North, Team Valley Gateshead, NE11 0JS

- Prominent Trade Counter Unit
- Frontage to Kingsway North
- Excellent location close to the A1(M)
- Clear Internal eaves height of 4.6m

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## Location

Kingsway Trade Park is located on Kingsway North, the dual carriageway which forms the main spine road through the well-established Team Valley Trading Estate in Gateshead.

Team Valley Estate is generally regarded as the premier estate in the region, boasting over 700 businesses employing over 20,000 people. It offers a wide range of amenities including hotels, restaurants and cafes as well as a retail park, shops and financial services.

Access to the region's main arterial routes is unrivalled with the estate bounded on the west by the A1. Newcastle City Centre is located circa 5 miles to the north.

## Description

The property comprises an end terrace trade counter unit with roller shutter access, LED lights, concrete floors, WC facilities and a clear internal eaves height of 4.6m.

There are 2 access doors, one roller shutter and the other a sliding concertina door which has been blocked off internally as the trade counter is located behind it.

Parking is provided to the front of the premises

## Accommodation

The property comprises the following GIA:

462.35 sqm (4,976 sq ft)

## Terms

The property is held on a 10-year lease from 21<sup>st</sup> March 2019 at a passing rent of £39,472 per annum.

The unit is available by way of assignment or sub lease.

## Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £37,000.

It is recommended that interested parties visit [www.voa.gov.uk](http://www.voa.gov.uk) for further information or for guidance on what business rates they might pay.

## Energy Performance Certificate (EPC)

The property has an EPC rating of E104

## Services

We understand the property benefits from all mains services. All interested parties must make their own investigations into the service provisions.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Legal Costs

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

## Viewing

Via Agents HTA Real Estate: -

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