



356D Dukesway Court, Gateshead NE11 0BH

TO LET

Industrial Warehouse Unit

**7,891 Sq Ft
(733 Sq M)**

DESCRIPTION

An end terrace industrial/warehouse unit with trade counter of steel portal frame construction with brick/block and profile sheet clad elevations beneath a dual pitched profile sheet clad roof incorporating translucent light panels. Goods deliveries are by way of a roller shutter door 3m wide by 4.5m high to the warehouse which has a solid concrete floor slab, strip fluorescent lighting, gas fired blower heaters and a timber mezzanine supported by a steel frame. Warehouse min eaves height is circa 4.75m rising to 5.75m at the apex.

- ✓ **7891 sq ft (733.16 sq m)**
- ✓ **3m wide by 5.75m loading door**
- ✓ **4.75m minimum eaves**
- ✓ **Heating and 3 phase power**
- ✓ **Forecourt parking**
- ✓ **Good access to A1(M)**

LOCATION

Team Valley Trading Estate is the region's premier business park lying adjacent to the A1(M) approximately 3 miles south west of Gateshead and 4 miles south west of Newcastle City Centre. The property is positioned within a cul-de-sac on Dukesway Court less than a mile from junction 67 of the A1(M) and to the south of the A849/A692.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Offices	814	76
Ground Floor		
Industrial/Warehouse	4,517	420
Mezzanine	1,871	174
First Floor Offices	689	64
Total	7,891	733

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.

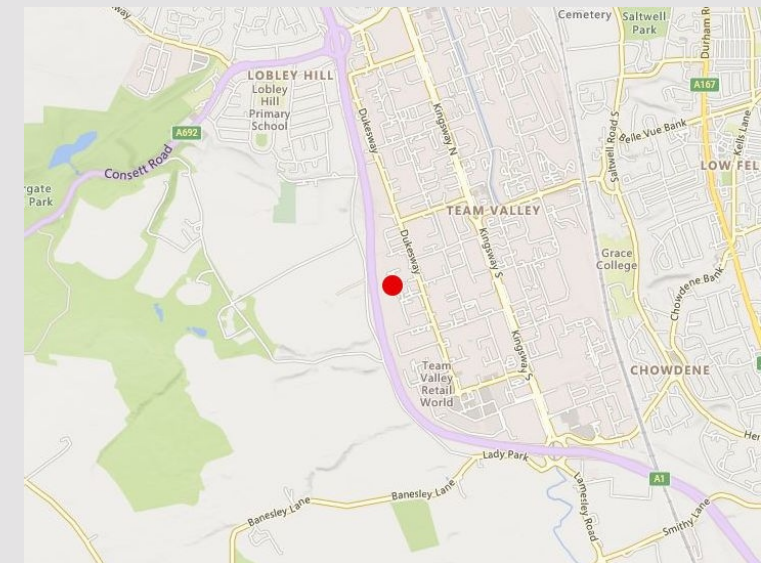
BUSINESS RATES

The unit is assessed as: Ratable Value £34,500 from April 2026

TERMS

The unit is available to let on a new FRI lease for a term and rent review pattern to be agreed at a rent of £47,500 pa.

EPC D-86



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 10-Jul-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew Wright
07957 823910
awright@lsh.co.uk

Indee Dulai
07395347131
idulai@lsh.co.uk