

# Property Details

**Tel: 0191 232 7030**

**Due to  
Relocation**

**TO LET (MAY SELL)**

**PROMINENT FACTORY WAREHOUSE UNIT**

**4,637.13 m<sup>2</sup> (49,914 ft<sup>2</sup>)**

**S312 & S313 FOSTER COURT, TEAM VALLEY, GATESHEAD**



## SITUATION

The property is located in a prominent position at the junction of Foster Court and Dukesway, one of the main thoroughfares through Team Valley Trading Estate.

Bordering the A1, Team Valley is situated approximately 4 miles south and west of Newcastle and Gateshead centres. It is the premier mixed use business location in the region totally around 280 hectares (700 acres) and is home to a wide variety of businesses including Sainsbury's supermarket, 2 petrol filling stations, a retail park, 2 hotels, convenience shops and a substantial office park as well as the extensive industrial warehousing properties ranging from small starter units to major industrial plants.

Road links to all part of the region and beyond are excellent and the estate is served by regular bus services.

## DESCRIPTION

The property comprises 3 connected warehouses with ancillary office space. Units are of steel frame construction with external elevations of brick and plastic coated profile sheeting. The roof is pitched and benefits from glazed roof lights and sodium lighting.

The western unit benefits from a two storey office which incorporates private rooms, staff rooms, w/c and shower facilities together with a canteen/kitchen area. Both the East and West units are served by decent size forecourts measuring approximately 26 m wide by 45 m long.

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[www.naylors.co.uk](http://www.naylors.co.uk)

Regulated by RICS

**OUR SERVICES  
INCLUDE**

- Agency

- Building Surveys

- Landlord and Tenant

- Management

- Valuations

## **S312 & S313 Foster Court, Team Valley, Gateshead**

### **DESCRIPTION**

**Cont.**

The property benefits from 3 electric roller shutter doors, 2 to the east and 1 to the west measuring 4 m x 4 m. The property benefits from an eaves height of approximately 5 m extending to approximately 7 m at the apex.

There is a 3.2 tonne travelling crane in the unit approximately 4 m high with a travelling distance of 22.5 m.

### **ACCOMMODATION**

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate gross internal areas:

Warehouse	4,299.73 m <sup>2</sup>	(46,282 ft <sup>2</sup> )
Ground Floor Office	168.70 m <sup>2</sup>	(1,816 ft <sup>2</sup> )
First Floor Office	168.70 m <sup>2</sup>	(1,816 ft <sup>2</sup> )

**Total Gross Internal Area 4,637.13 m<sup>2</sup> (49,914 ft<sup>2</sup>)**

### **TERM**

A new lease is available for a term of years to be agreed with the tenant being responsible for all repairs and property insurance.

### **RENT**

£212,500 per annum exclusive of all other outgoings.

Alternatively our client may consider selling their long leasehold interest in the premises.

### **SERVICES**

We understand that all mains services are connected to the property, none of which have been tested or warranted. Our clients advise the power capacity is 1300KVA.

### **COSTS**

Both parties will be responsible for their own legal costs incurred in any transaction.

### **RATING ASSESSMENT**

The Valuation Office website describes the premises as Factory and Premises.

Rateable Value (2005 List): £157,000

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 or ask to speak to Keith Stewart, the surveyor dealing with this property. Alternatively email [keithstewart@naylorso.co.uk](mailto:keithstewart@naylorso.co.uk).

### **NAYLORS INSTRUCTIONS**

You may search our company website [www.naylorso.co.uk](http://www.naylorso.co.uk) for details of all our current instructions.

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