



## North East Fruit & Vegetable Market Team Valley Trading Estate, Gateshead NE11 0QY

- Warehouse Units
- 1 Double Unit Remaining 200 sq. m. (2,153 sq. ft.)
- 24 Hour Security & Free Parking
- Large Electric Roller Shutters
- Service Charge Payable
- New Flexible lease available
- Suitable for a Variety of Uses

**Rents From £15,080 per annum**

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## Location

Team Valley Wholesale Fruit & Vegetable Market lies off Earls way on the eastern side of the estate.

Team Valley Trading Estate is approximately 5 miles south of the Newcastle/Gateshead conurbation. It has direct access onto the A1. Team Valley is widely recognised as the premier business location for production/warehouse facilities in the North East.

## The Premises

The subject unit is a single storey terraced warehouse unit of steel framed construction. Internally there is warehouse space served by a large electric shutters.

## Floor Area

2,153 sq. ft. (200 sq. m.) Double Unit  
(Single units are let)

## Services

The unit benefits from all mains services and lighting is provided by fluorescent strips, there is no fixed means of heating.

## Tenure

A new IRI lease is available, terms and conditions to be agreed.

## Rent

### Double Unit

£15,080 per annum Years 1 & 2

£17,680 per annum Year 3 & 4

£20,800 per annum Year 5 +

## Service charge

A service charge is payable in respect of the maintenance and upkeep of the external common parts, external lighting, security, etc, which is currently at the rate of £6,551 per annum.

## Insurance Charge

£200 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £ TBC

## Important Notice

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