



Unit 98 North East Fruit & Vegetable Market Team Valley Trading Estate, Gateshead NE11 0QY

- Warehouse / office space
- Floor area 230 sq. m. (2,476 sq. ft.)
- 24 Hour Security & Free Parking
- Large Electric Roller Shutters
- Service Charge Payable £6,200 per annum (includes security & water)
- New Flexible lease available
- Suitable for a Variety of Uses
- Easy access to A1 (M)

Rent: £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 mid terrace two storey warehouse unit of steel framed construction. Internally there is warehouse space on the ground floor with office space and W.C on the first floor. The unit has new electric roller shutters on both front and rear access.

Floor Area

2,476 sq. ft. (230 sq. m.)
(Warehouse circa 2,152 sq. ft. / 200 sq. m.)
(Office space 323 sq. ft. / 30 sq. m.)
(Eaves height circa 7m)

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

£15,080 per annum Years 1
£17,000 per annum Year 2 & 3
£20,000 per annum Year 4 & 5

Service charge

A service charge is payable in respect of the maintenance and upkeep of the external common parts, security and water which is currently at the rate of £6,200 per annum.

Insurance Charge

£200 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £ TBC

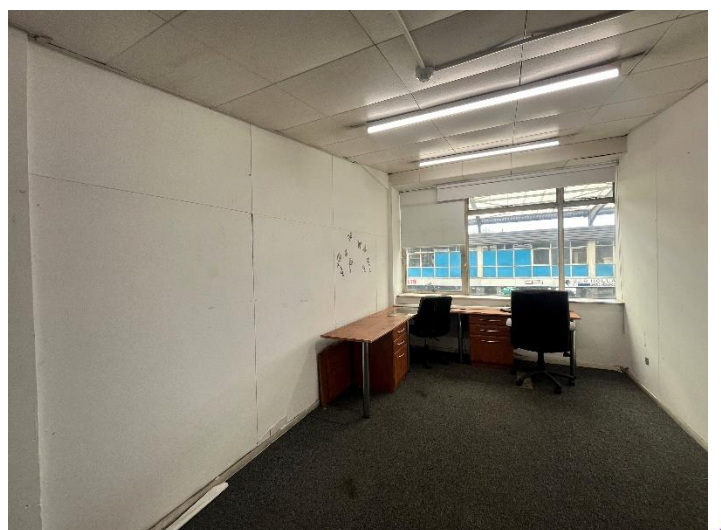
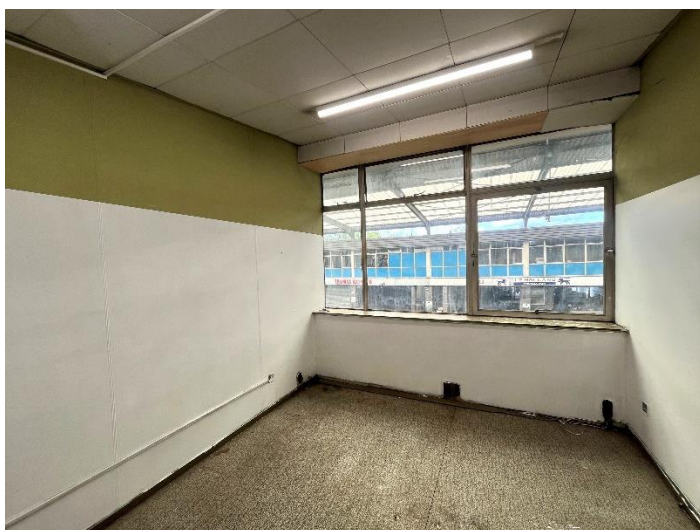
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