

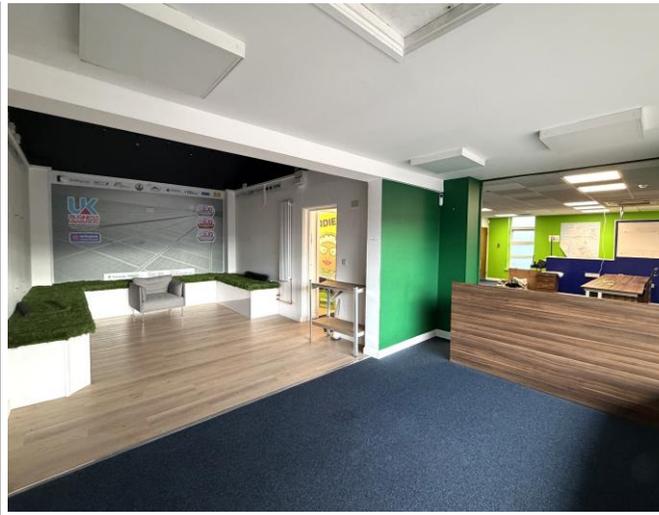
- Two-storey retail and office premises
- Net internal area circa 182.5 sq. m. (1,964 sq. ft.)
- Ample on-site parking for customers and staff
- Excellent access to A1 motorway and regional road network
- Located on established Team Valley Trading Estate
- Excellent development opportunity



**11 & 12 The Valley Shopping Village,  
Team Valley Trading Estate NE11 0EN**

**Rent £20,000 per annum**

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### Location

The premises occupy a prominent position within The Valley Shopping Village, located on the well-established Team Valley Trading Estate in Gateshead. Team Valley is one of the North East's largest and most successful commercial estates, hosting a wide range of national and independent retailers, trade counters, offices, and leisure operators.

The Valley Shopping Village is a popular retail destination that benefits from strong footfall generated by a mix of retail outlets, cafés, and service businesses. The scheme provides convenient customer parking and an attractive retail environment, making it suitable for both retail and office occupiers.

The location benefits from excellent transport connectivity. Team Valley Trading Estate sits immediately adjacent to the A1 motorway, providing direct access north to Newcastle upon Tyne and south towards Durham and the wider North East region. Newcastle city centre is approximately 4 miles to the north, while the Metrocentre – one of the UK's largest shopping centres – is located just a short drive away.

The surrounding estate is home to a wide range of established national and regional occupiers, creating a strong commercial environment and steady customer base throughout the week. Overall, the unit offers an excellent opportunity to occupy space within a busy and well-connected commercial location with strong local and regional accessibility.

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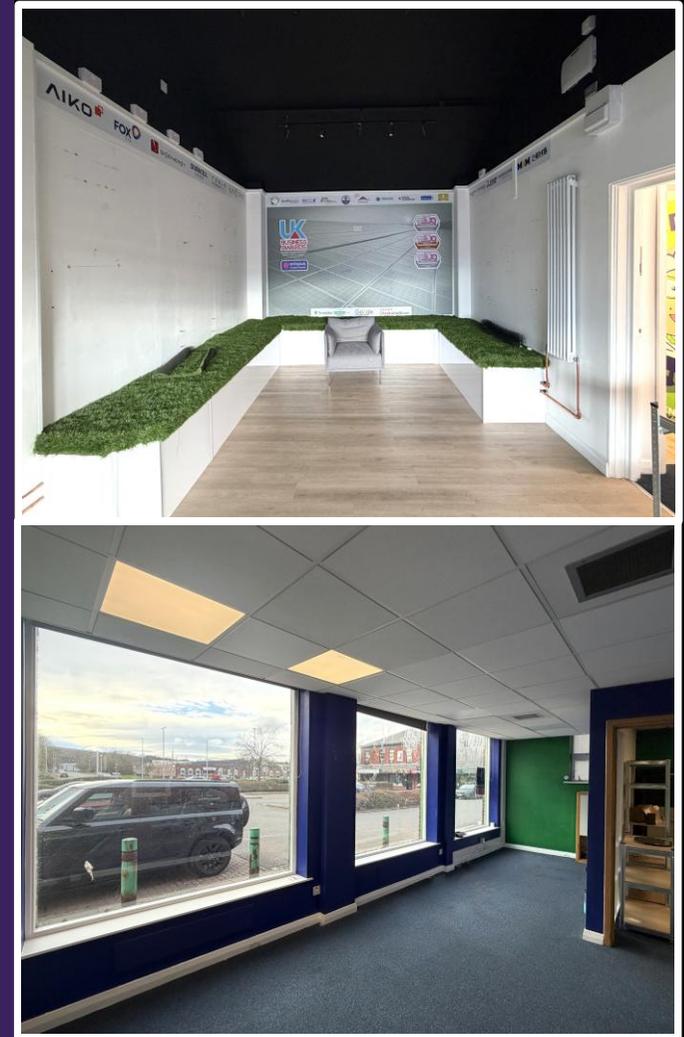
### Description

Units 11 and 12 comprise a well-presented two-storey retail and office premises prominently positioned within The Valley Shopping Village on the established Team Valley Trading Estate. The property was formerly occupied as a bank and provides flexible accommodation suitable for a variety of uses, including retail, professional services, offices or a showroom, subject to any necessary consents. The building occupies a visible corner position within the shopping village and benefits from large display windows which provide good natural light to the main accommodation. The premises have two separate front entrances and a rear exit, making the layout adaptable for a range of business occupiers. It is well maintained and presented throughout, with ample parking available within the shopping village for both customers and staff.

The ground floor extends to approximately 133.9 sq. m. (1,441 sq. ft.) and provides a spacious open plan area, together with two private offices, a store room and two WC facilities. The first floor extends to approximately 48.58 sq. m. (523 sq. ft.) and provides additional office accommodation together with a staff room and kitchen area. In total, the property provides a net internal floor area of approximately 182.48 sq. m. (1,964 sq. ft.). The property offers an excellent opportunity to occupy versatile commercial space within one of the North East's most established and well-connected business locations.

### Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	133.9	1,441.28
First Floor	48.58	522.91
Net Internal	182.48	1,964.19





#### **Tenure**

Leasehold – A new (FRI) full repairing and insuring lease is available, terms and conditions to be agreed.

#### **Rent**

£20,000 per annum

#### **Rateable Value**

The 2026 Rating List entry is Rateable Value £26,250

#### **Viewing Arrangements**

Strictly by appointment through this office.

#### **Information Notice**

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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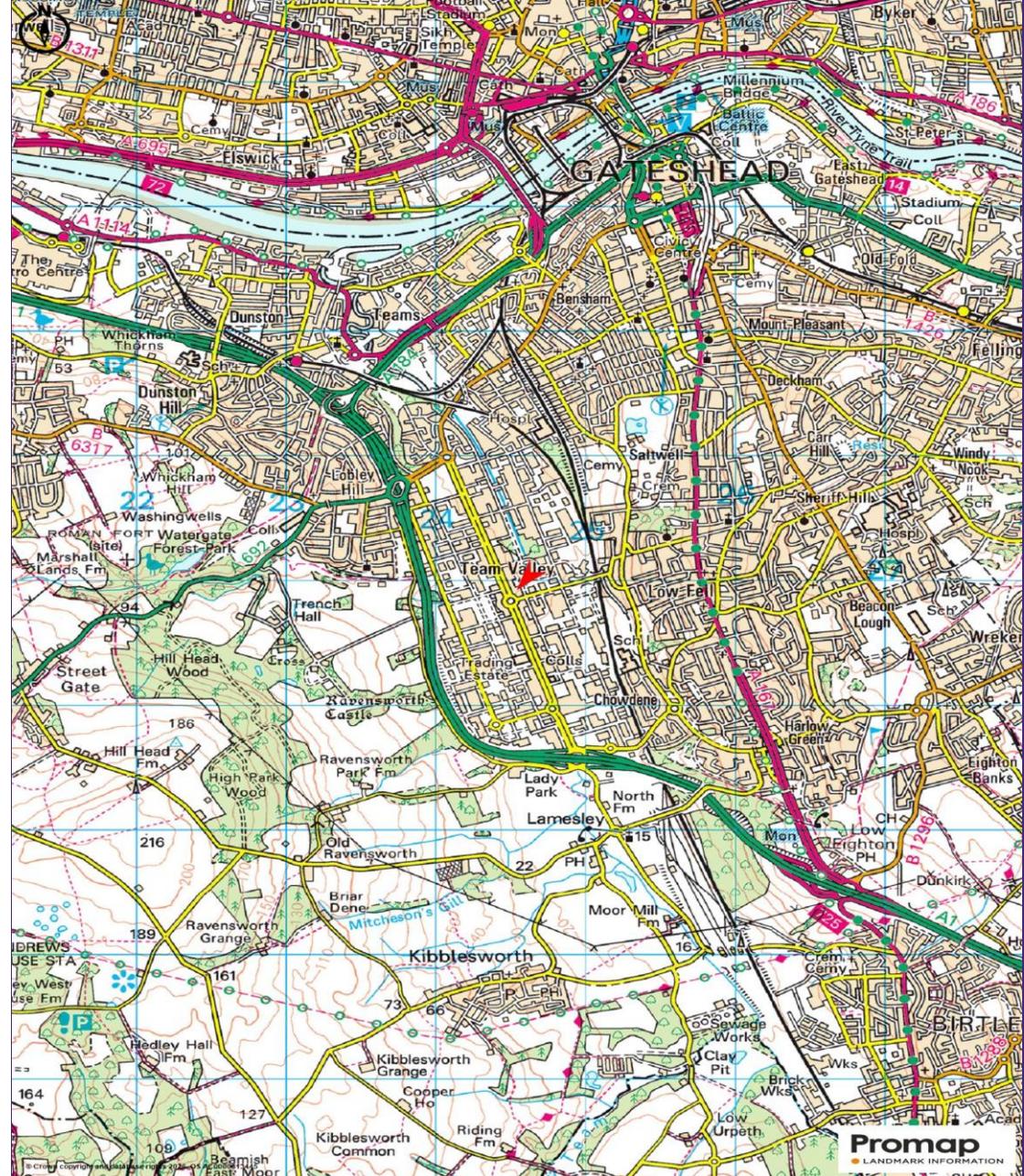
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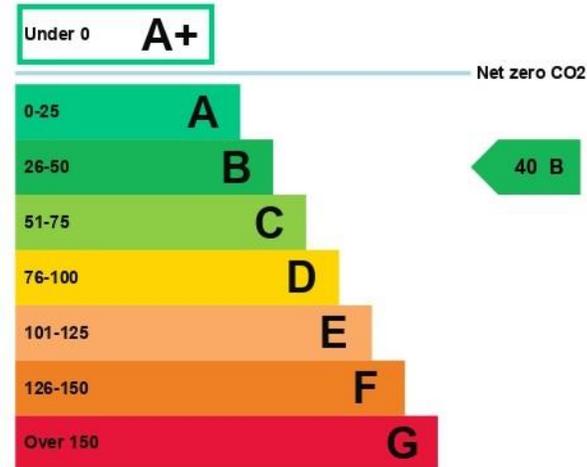
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## Energy rating and score

This property's energy rating is B.



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