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INDUSTRIAL

Douglas Court, Team Valley, GATESHEAD, Tyne & Wear

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- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS
- INSULATED SECTIONAL LOADING DOORS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



INDUSTRIAL

TO LET

SIZES FROM

600 - 1005 sq ft

55 - 93 sq m

Over 200 locations throughout the Midlands and the North

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JONES**
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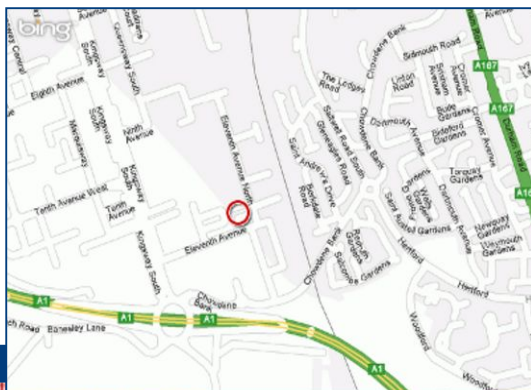
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Location

Douglas Court is situated on Eleventh Avenue North at the southern end of Team Valley close to Sainsbury's.

The A1 runs around the estate and Newcastle City centre is within 6 miles.



Description

Douglas Court comprises 20 terraced workshop units in four terraces.

The units are of steel framed construction with brick and profiled metal cladding elevations. Each unit has a insulated sectional loading door and separate personnel access.

Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of rates and utility charges

Rent

Rent on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

Viewing

Please contact Whittle Jones North East to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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