



TO LET

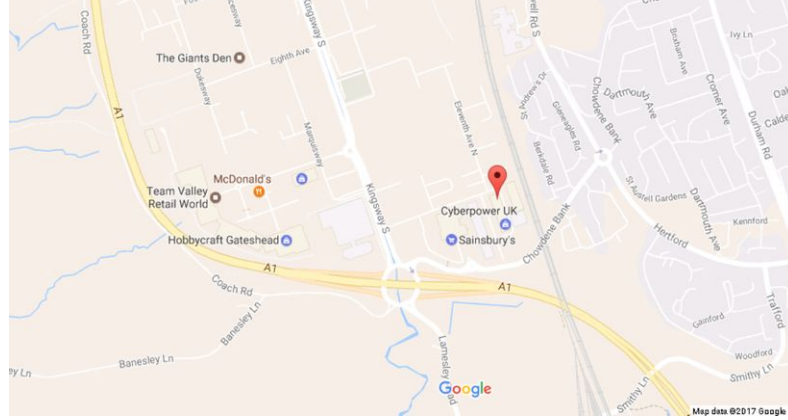
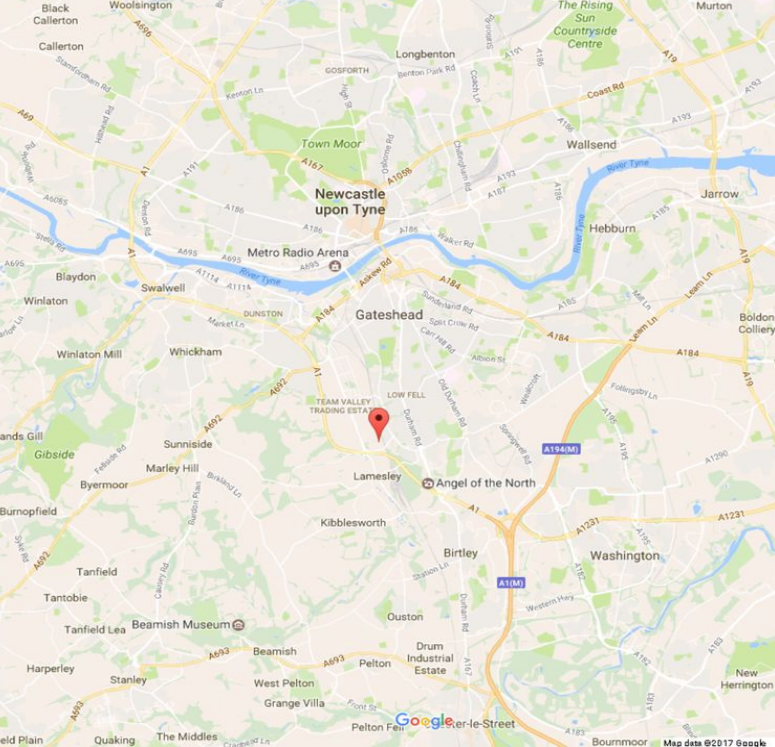
DOUGLAS COURT

**ELEVENTH AVENUE NORTH, TEAM VALLEY,
GATESHEAD, TYNE & WEAR NE11 0JY**



- Located near Sainsbury's
- Near trade counter operators
- Good nearby access to A1 trunk road
- 3 Phase electric and mains gas
- Loading doors 2.8m(w) by 2.8m(h)
- Security fencing with tenant controlled access gates

WORKSHOP / INDUSTRIAL UNITS
600 - 1,045 sqft (55 - 97 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Team Valley	0.5	2	Car
Newcastle City Centre	5.6	13	Car
Gateshead Town Centre	4.8	10	Car

Source: theAA.com

DOUGLAS COURT

ELEVENTH AVENUE NORTH, TEAM VALLEY, GATESHEAD



LOCATION

Douglas Court is situated on Eleventh Avenue North at the southern end of Team Valley Trading Estate close to Sainsbury's supermarket. There are a number of trade counter operators and manufacturers nearby.

The A1 primary route runs around the trading estate and Newcastle City Centre is within 6 miles.

DESCRIPTION

Douglas Court comprises 20 terraced workshop units arranged 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 of 2.8m width by 2.8 height and a separate personnel access. Mains services are provided and units are heated via gas fired space heaters. Units contain a WC and hand washing facilities. Security gates are tenant controlled with 24 hour access available.

SPECIFICATION

- Steel portal framed. 3.5m to eaves.
- Brick & blockwork walls with insulated cladding above.
- Profile metal clad dual pitched roof incorporating translucent rooflight panels.
- Ceiling mounted mains gas heater to production area.
- 3 Phase electricity supply.
- WC and hand washing facilities.

Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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 VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band C(51) to Band D(100). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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