



FG<sup>®</sup> Burnett

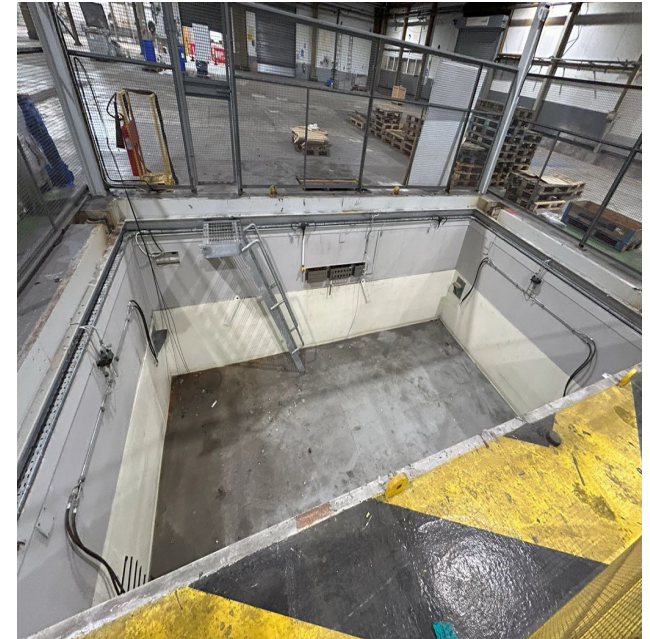
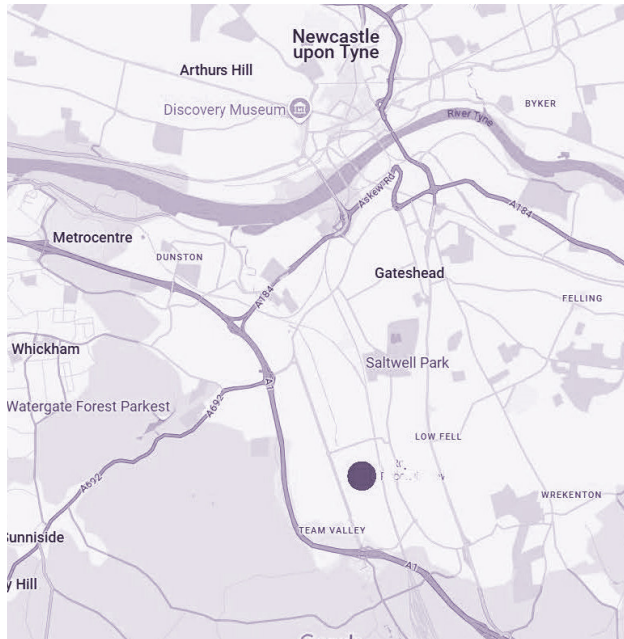
All Enquiries

# Seventh Avenue, Team Valley

Gateshead, NE11 0JW

17,198.2 sq.m | 185,120 sq.ft

- Substantial manufacturing facility
- Alternative uses - storage, distribution potential, subject to the necessary consents



## Location

The facility is situated on Seventh Avenue within the Team Valley Trading Estate. Occupying one of the largest sites on Team Valley, the facility affords easy access to both the A1 and A167. Team Valley is approx 1 mile south of Gateshead Town Centre and is the premier Trading Estate in the North East and is home to a variety of logistics, engineering and trade counter operators.

## Description

The facility comprises a substantial industrial facility of steel portal frame construction, with metal clad roof and elevations. The property generally benefits from the following:

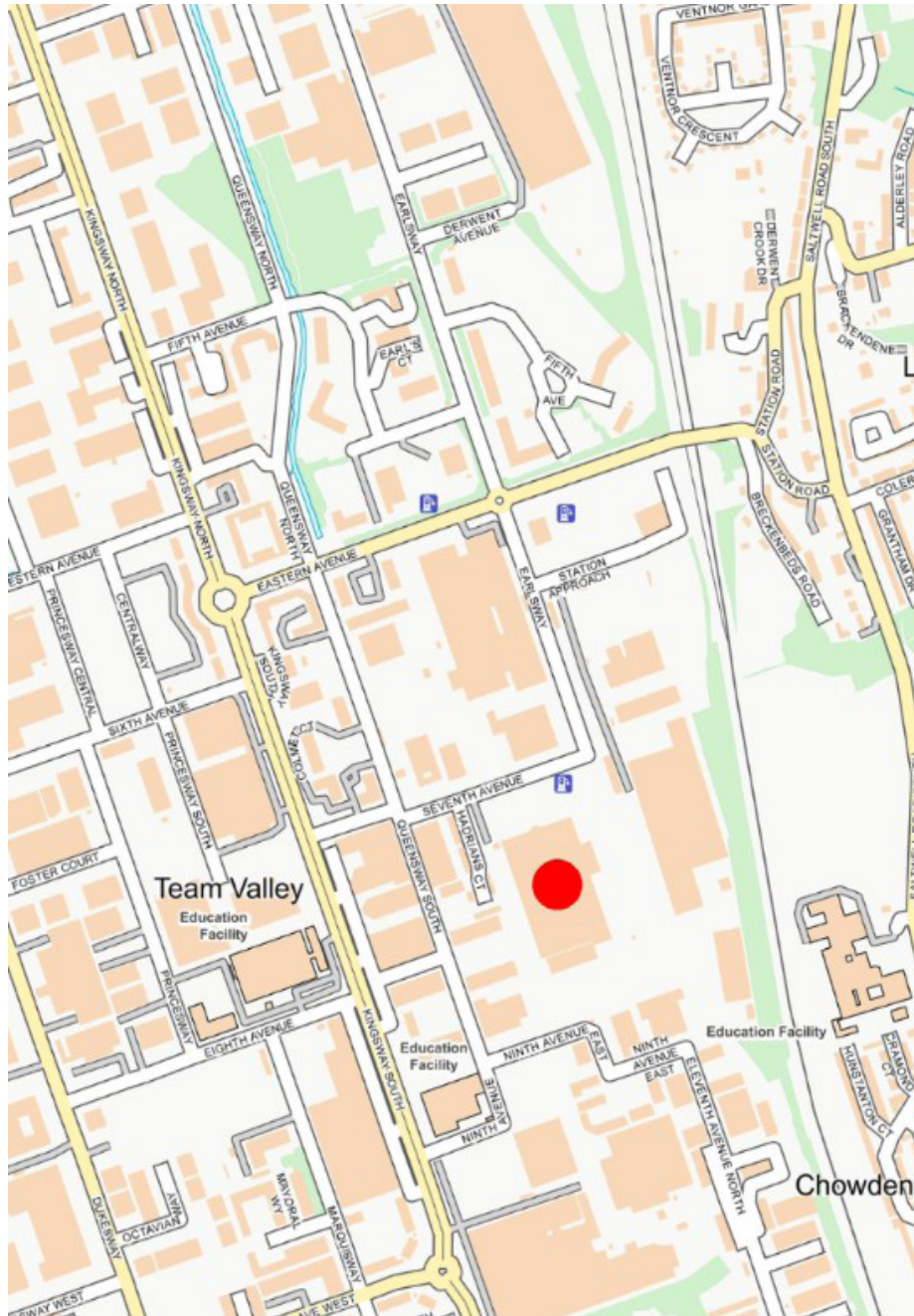
- Concrete floors with test pit
- Clear span of 60m
- LED lighting

- Minimum eaves height c. 6m
- Additional warehouse / store to rear of facility
- Locker rooms, staff welfare
- Two storey office accommodation to the front elevation, with a further two storey office bay within the main warehouse space
- Parking for c. 34 cars immediately to the front of the facility, further extensive parking available within the site
- Gatehouse with secure barrier access to yard
- Substantial concrete hardcore yard
- Interceptor
- 2 MVA Power Supply
- Large secure landscaped site with potential yard expansion
- Various electrically operated roller shutter doors

## Accommodation

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Warehouse	13,261.8 sq.m	142,749 sq.ft
Store	1,289.0 sq.m	13,874 sq.ft
Offices	1,261.9 sq.m	13,583 sq.ft
Warehouse Office	940.4 sq.m	10,123 sq.ft
Ancillary	445.1 sq.m	4,791 sq.ft
<b>Total</b>	<b>17,198.2 sq.m</b>	<b>185,120 sq.ft</b>



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## Lease

The property is held on a 99-year ground lease from 31 March 1967. The current ground rent is £208,000 per annum, exclusive of VAT. The next review is on 31 March 2027.

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## Use

The current use is restricted to industrial manufacturing and associated storage. The property would lend itself to other uses such as logistics, storage and distribution subject to the necessary consents and approvals.

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## Opportunity

The ground tenant's interest is available at a price to be agreed. Alternatively, a sub-lease of the whole or part may be considered, subject to landlords consent. A new lease directly from the landlord may also be available.

There is potential for site redevelopment to provide modern industrial units from approx. 20,000 sq.ft. All enquiries are invited.







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## Rateable Value

The Rateable Value effective from 1 April 2026 is £700,000.

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## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

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## EPC

C65. A copy of the Energy Performance Certificate and Recommendation Report is available from the marketing agent.

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## VAT

VAT is payable in addition to any rent or premium payment at the prevailing rate and on all monies due under the ground lease.

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## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The assignee/ sub-tenant will be responsible for any LBTT and Registration Dues applicable.

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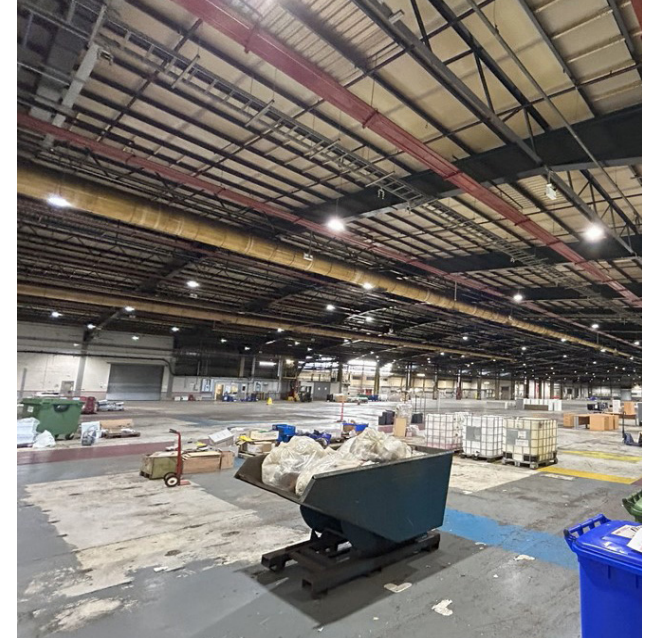
## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on the assignee/ sub-tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.



## Viewings & Offers

All offers should be submitted in writing to the sole agent.

**Jonathan Nesbitt**

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