



**TO LET**

## **DOUGLAS COURT**

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



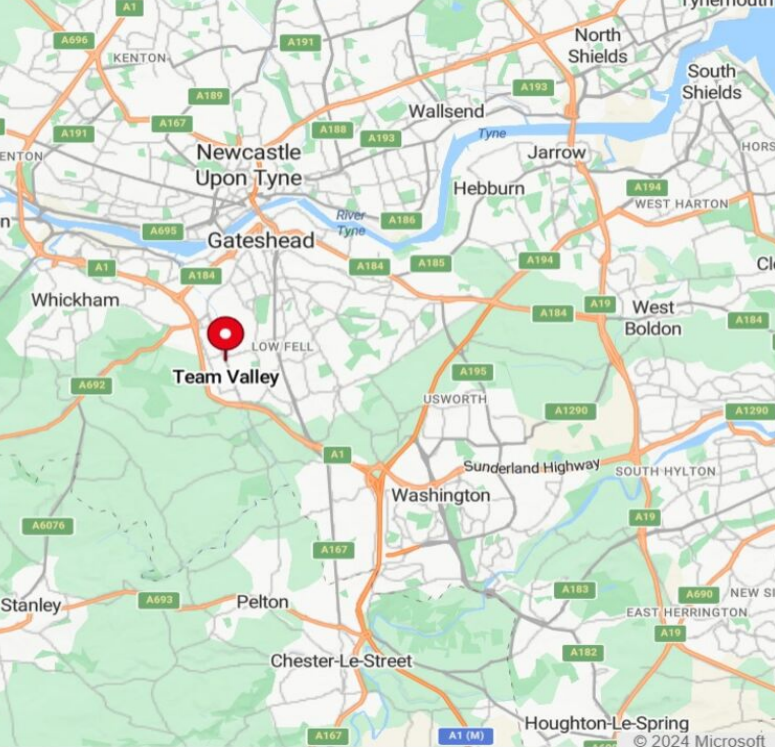
- **Good access to A1 Western Bypass**
- **Located near Sainsbury's**
- **Near trade counter operators**
- **Tenant controlled access gates**
- **Flexible Terms**

**WORKSHOP / INDUSTRIAL UNITS**  
**600 - 1,045 sq ft (55 - 97 sq m)**



**NORTHERN TRUST**

[www.htproperties.co.uk](http://www.htproperties.co.uk)



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Team Valley	0.5	2	Car
Newcastle	5.6	13	Car
Sunderland	11.7	24	Car
Durham	14.2	20	Car

Source: theAA.com

# DOUGLAS COURT

ELEVENTH AVENUE NORTH, TEAM VALLEY, GATESHEAD, TYNE & WEAR



## 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 nearby.

The A1 Western Bypass 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. The units have a separate personnel entrance, insulated sectional loading door and forecourt parking. Tenant controlled access gates with 24 hour access available.

## SPECIFICATION

- 3 Phase electricity supply
- WC facilities
- Sectional loading door 2.8m (w) by 2.8m (h)
- 3.5m to eaves

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- 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
- Tenant responsible for payment of VAT, rates and utility charges

## EPC

Copies of individual certificates are available upon request.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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