

EARLSWAY TRADE PARK

Earlsway, Team Valley
Gateshead NE11 0RQ



METCALF
HARLAND
PROPERTY
INVESTMENT

Bradley Hall

PRIME MULTI-LET
TRADE PARK INVESTMENT

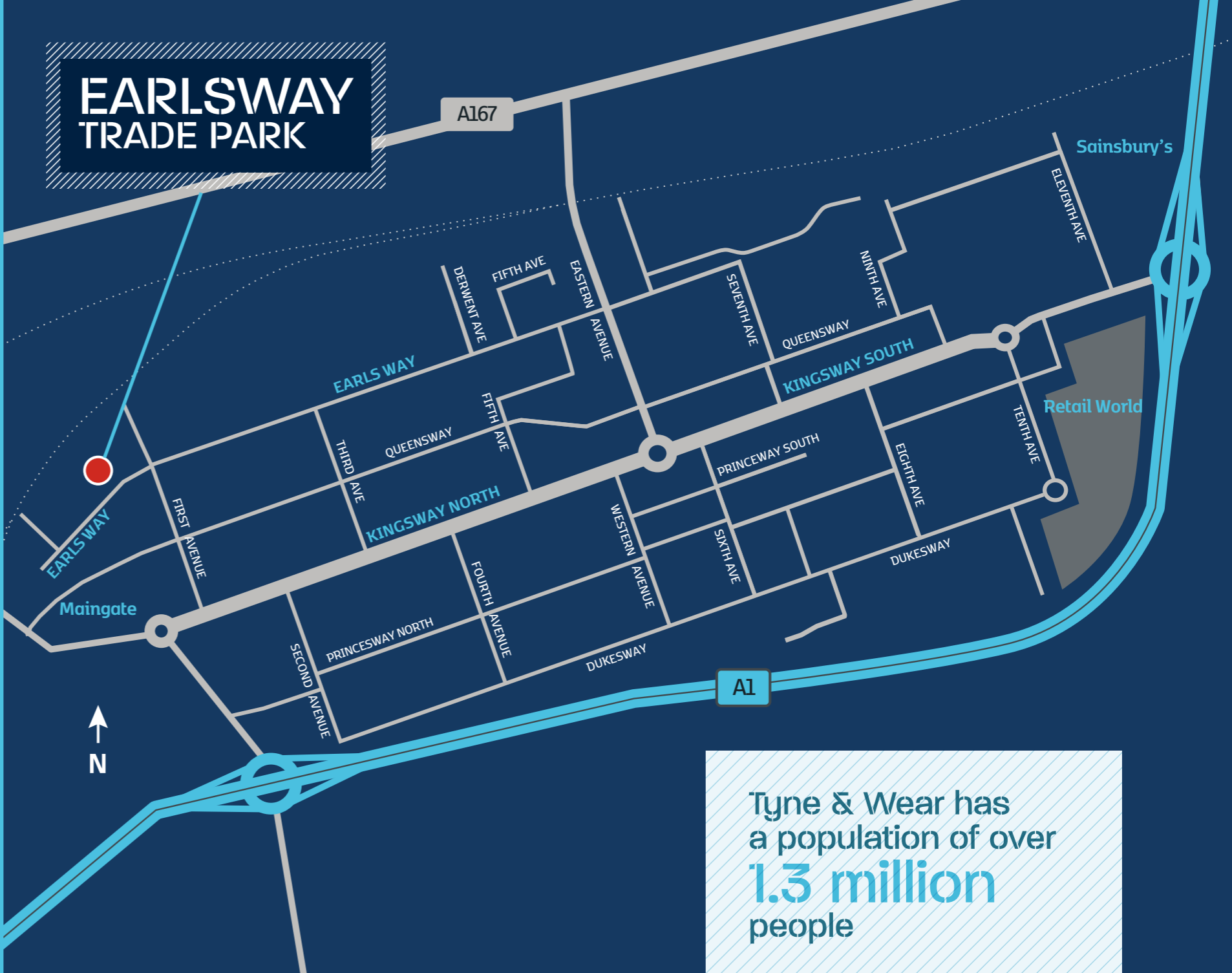


EARLSWAY TRADE PARK

Executive Summary

- 100% prime multi-let industrial and trade park investment
- Located on Team Valley the premier industrial location in the North East comprising over 700 acres and 7 million sq ft of business space
- Excellent road communications being situated directly on the A1 Western Bypass accessed by two separate junctions
- Just 3 miles south of Newcastle city centre and 1 mile south of Gateshead town centre
- 43,634 sq ft of modern industrial and trade park accommodation
- Passing rent £363,017 per annum

Offers sought in excess of £5,000,000 (Five Million Pounds) reflecting a net initial yield of 6.81% assuming purchaser's costs of 6.59% and a reversionary yield based on ERV of 7.42%.



Tyne & Wear has a population of over **1.3 million** people

Tyne & Wear

The boroughs of Gateshead, Newcastle, Sunderland, North Tyneside and South Tyneside form the conurbation of Tyne & Wear which has a population of over 1.3 million people, making it the seventh largest in the country. Gateshead has a metropolitan borough population of 202,000 people.

Team Valley is bordered to the west and south by the A1 dual carriageway with two junctions providing direct access to the national road network. The A1 has recently undergone a £220m improvement project to widen the road adding a lane in both directions and creating better access to and from the Team Valley Industrial Estate.

Tyneside is well served with communications to the rest of the country, being situated at the hub of the regional rail network with excellent access to the East Coast main line.

Newcastle International Airport is located approximately 10 miles to the north-west, providing daily flights to the principal domestic destinations and major European cities.

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Team Valley

Team Valley is the premier industrial location in the north east. It was originally designated in 1935 and now provides one of the largest industrial complexes in Europe covering approximately 285 hectares (705 acres) and provides 5.6m sq ft of industrial space and in excess of 7m sq ft of commercial space in total.

The estate is home to over 740 multi-national and regional companies and employs more than 24,000 people. Fitting its status as the region's dominant business location, Team Valley is also home to the region's most successful retail park, Team Valley Retail World and a separate Sainsbury's supermarket.

The subject property occupies a prominent position on Earlsway to the northern end of Team Valley. Notable occupiers on the estate include Royal Mail, De La Rue, Express Engineering, Booker and DPD. The property is also a short distance from the Team Valley Retail World, McDonalds and Sainsbury's.

Description

Earlsway Trade Park comprises 15 units arranged in three separate parades. The parade at the rear of the development was constructed in c.2000 and comprises 21,632 sq ft across 5 units. The front two parades were constructed in 2016 and comprise 22,002 sq ft across 9 units.

All units are of steel portal frame construction with external elevations clad in a mixture of facing brickwork and profiled steel cladding. The roof are similarly finished with profiled steel cladding incorporating roof lighting. The front two parades benefit from an element of roof mounted solar panels with the individual tenants benefitting from the power generated.

Externally the site which has landscaping with each unit benefitting from a yard area, finished in concrete and brick paving to delineate car and goods vehicle parking areas.



EARLSWAY TRADE PARK

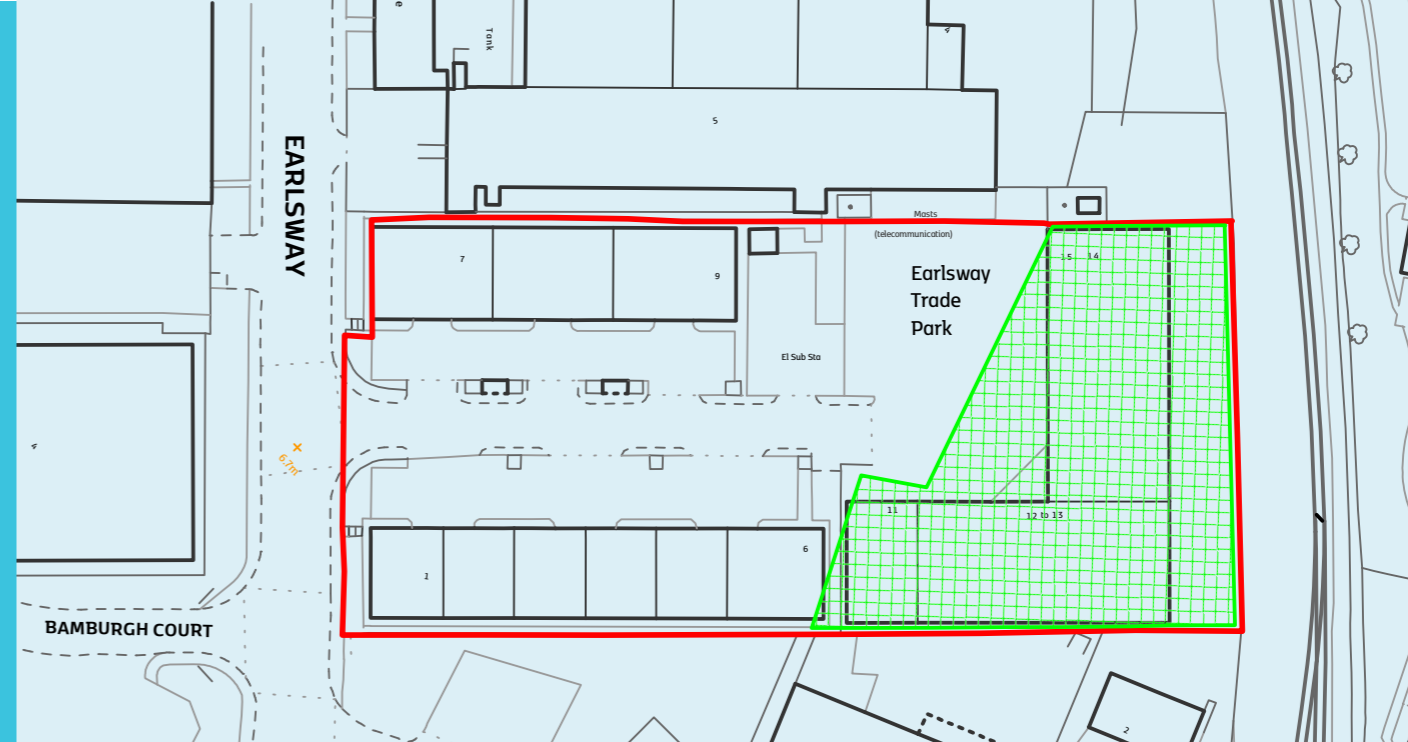


Tenure

The property is held part freehold and part long leasehold. An element to the rear of the development is held freehold (hatched green) with the front element being long leasehold for a term of 150 years from 1st December 2018 at a peppercorn rent giving over **142 years unexpired**.

Tenancy

Site area 1.096 hectares (2.70 acres). WAULT to Expiry 4.06 years and to Break 2.58 years.



Unit	Tenant	Start Date	Next Review	Break	Expiry	Area	Passing Rent pa	Rent PSF	ERV	ERV PSF	EPC
1	Good One Deals UK Private Ltd	16/12/2016			15/12/2026	1,929	£17,500	£9.07	£20,254.50	£10.50	B (27)
2	Q Commercial	01/09/2017			31/08/2027	1,914	£17,250	£9.01	£20,097.00	£10.50	A (25)
3	Origin Tech Ltd	28/10/2023			27/10/2028	1,923	£17,800	£9.26	£20,191.50	£10.50	A (25)
4	Karm Design Ltd	17/11/2023			16/11/2028	1,911	£19,500	£10.20	£20,065.50	£10.50	A (25)
5	Davison Solutions Limited	10/06/2022			09/06/2027	1,913	£16,300	£8.52	£20,086.50	£10.50	B (26)
6	Camden Group Ltd	08/05/2022			07/05/2027	2,574	£22,200	£8.62	£24,453.00	£9.50	B (26)
7	Origin Tech Ltd	10/10/2023			09/10/2028	3,276	£29,500	£9.00	£31,122.00	£9.50	B (26)
8	Buy Smart Limited	16/12/2025		16/06/2027	15/12/2028	3,279	£30,000	£9.15	£31,150.50	£9.50	A (25)
9	Heemskerk Flowers C&C NE Limited	02/05/2023			03/06/2028	3,283	£27,900	£8.50	£31,188.50	£9.50	A (25)
11	Demon Drillers Ltd	21/01/2024			20/01/2029	2,605	£19,887	£7.63	£24,747.50	£9.50	E (112)
12 & 13	GG Glass & Glazing Ltd	11/11/2025	11/11/2030 (OMR)	11/11/2030	10/11/2035	9,203	£71,500	£7.77	£73,624.00	£8.00	C (59)
14	Intelligent Auto Ltd	02/10/2023	02/10/2026 (OMR)	02/10/2026	01/10/2028	4,694	£35,205	£7.50	£37,552.00	£8.00	B (48)
15	Under Offer to Intelligent Auto Ltd *					5,130	£38,475	£7.50	£41,040.00	£8.00	B (47)
						43,634	£363,017		£395,573		

*New lease agreed to Intelligent Auto Ltd of Units 14&15 combined. 5 year term with a tenant break at year 3. Rent £73,680pa. 12 months at half rent. Vedor will top up the rent incentive.

Market Commentary

UK industrial take-up is predicted to rise to 44 million sq ft in 2026, 10% up on the previous year. North East take up was 1.3m sq ft in 2025. Against this back drop the supply of smaller modern industrial units is extremely limited across the region.

As a result we have witnessed significant rental growth being achieved even on refurbished second-hand stock. Where vacant units have become available they are now often trading at significantly ahead of investment values demonstrating this dearth of supply. Team Valley has enjoyed strong rental growth, increased demand particularly for modern units and a compression of void periods. Well located modern units between 5,000 sq ft and 15,000 sq ft are now showing rental levels of between £8.00 per sq ft and £11.00 per sq ft.

Recent evidence includes:

Date	Address	Tenant	Area Sq ft	Rate psf
Under Offer	Earlsway, Team Valley	U/O	16,025 sq ft	£8.00 psf
Under Offer	Unit 3 Angel Park Drum Industrial Estate	U/O	10,809 sq ft	£8.00 psf
January 2026	16C Follingsby, Gateshead	Palm Recycling	9,279 sq ft	£10.75 psf
October 2025	19 Blue Sky Way, Monkton	LV Shipping	10,797 sq ft	£11.00 psf
August 2025	15B Follingsby, Gateshead	Culligan (Renewal)	10,092 sq ft	£10.75 psf
July 2025	6B Follingsby, Gateshead	DX Network Ltd (Rent Review)	16,511 sq ft	£10.50 psf
March 2025	Unit 8 Queens Court, Team Valley	Gastro North Ltd	3,336 sq ft	£11.39 psf
January 2025	Unit B Aquarius Park, Team Valley	UK Food Brokers	17,924 sq ft	£7.95 psf
January 2025	Unit 11 Kingsway Interchange, Team Valley	The Panel Company	9,728 sq ft	£8.22 psf
July 2024	Kingsway, Team Valley	Stark	9,805 sq ft	£8.25 psf
April 2024	2 Portobello Trade Park, Birtley	Future Heat & Power	6,879 sq ft	£10.17 psf



VAT

The property has been elected for VAT and it is envisaged that the transaction will be treated as a Transfer of a Going Concern (TOGC).

Proposal

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Contact

All viewings must be made by prior appointment and under no circumstances should any approach be made to any of the occupational tenant's staff.

For any enquiries regarding the property, please contact one of the appointed joint agents:



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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.

May 2026

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