

TO LET

Platinum House, Locomotion Way,
Camperdown Industrial Estate,
Killingworth, NE12 5US



Detached Workshop/offices & yard 570m² (6,144 sq.ft)

- Excellent location close to the A19 / A189 and A1 trunk roads
- Site area 0.223 hectares (0.55 acres)
- Attractively fitted 2 storey office and welfare space
- Self contained unit with secure external hardstanding
- New lease
- Rent £35,000 per annum

SITUATION

The popular and well established Camperdown Industrial Estate lies to the north west of Killingworth town centre and close to the A189. Newcastle lies approximately 4 miles to the south west and the A19 junction is only 2 miles to the north giving access to the A1 and Tyne Tunnel.

Please see attached site and location plans for more detailed information.

DESCRIPTION

The property comprises a steel portal frame factory/warehouse unit incorporating two storey office space. It is of brick and insulated profile steel cladding construction with a mono pitched roof of insulated profile steel sheet construction incorporating translucent rooflights.

The warehouse is formed in an 'L' shape and has an internal clear height of 3.9m and is served by two electrically operated loading doors.

To the front of the warehouse is a two storey office block providing a series of private and general offices together with WCs to both levels.

Externally there is a tarmac parking area to the front of the offices providing 10 spaces and the remainder of the site comprises concrete and rough hardstanding. The entire site is enclosed by a steel palisade fence with electrically operated gates.

SERVICES

The property benefits from all mains services including a three phase electricity supply.

Heating to the office area is by way of a gas fired boiler and lighting throughout the premises is by way of fluorescent strips. The building also benefits from photovoltaic panels to the roof area, which are estimated to save in the region of £275 per annum in electricity costs.

ACCOMMODATION

The property has the following gross internal areas:

Description	m ²	sq ft
Ground Floor Offices	61	656
First Floor Offices / WCs	66	715
Warehouse / WCs	443	4,773
Total	570	6,144

Site area 0.223 hectares (0.55 acres)

RATING

The property is assessed as follows:-

2 Storey offices – RV £9,300

Workshop – RV £14,750.

TERMS

The property is offered on a new full repairing and insuring lease for a term of years to be agreed at a commencing rental of £35,000 per annum.

ENERGY PERFORMANCE

The property has an Energy Assessment Performance Rating of C67.

VAT

All prices and rents are quoted exclusive of Value Added Tax (VAT) and will be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.

For further details please contact:

Particulars: January 2019

Image: January 2019



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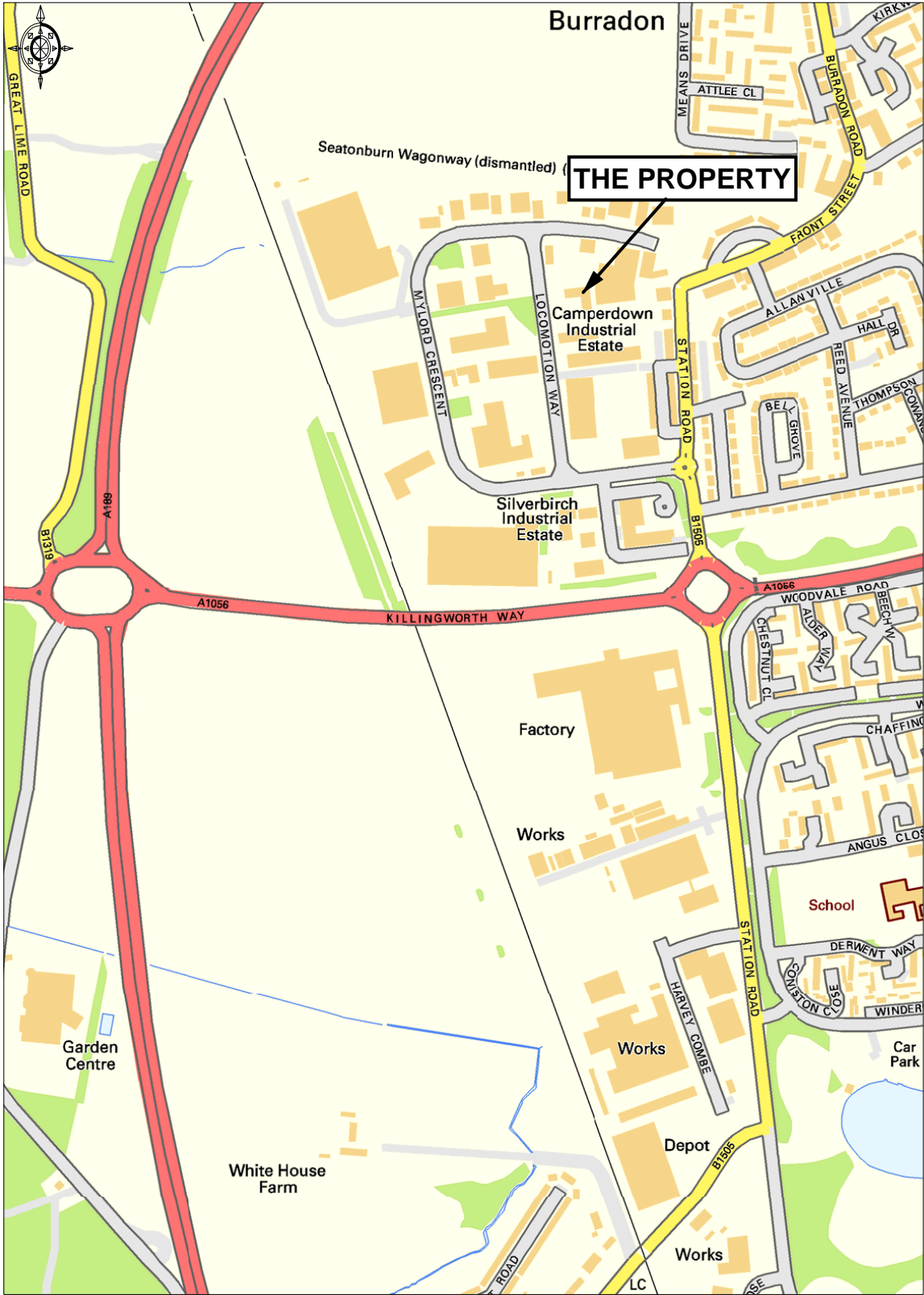
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Locomotion Way
Camperdown Industrial Estate
Killingworth

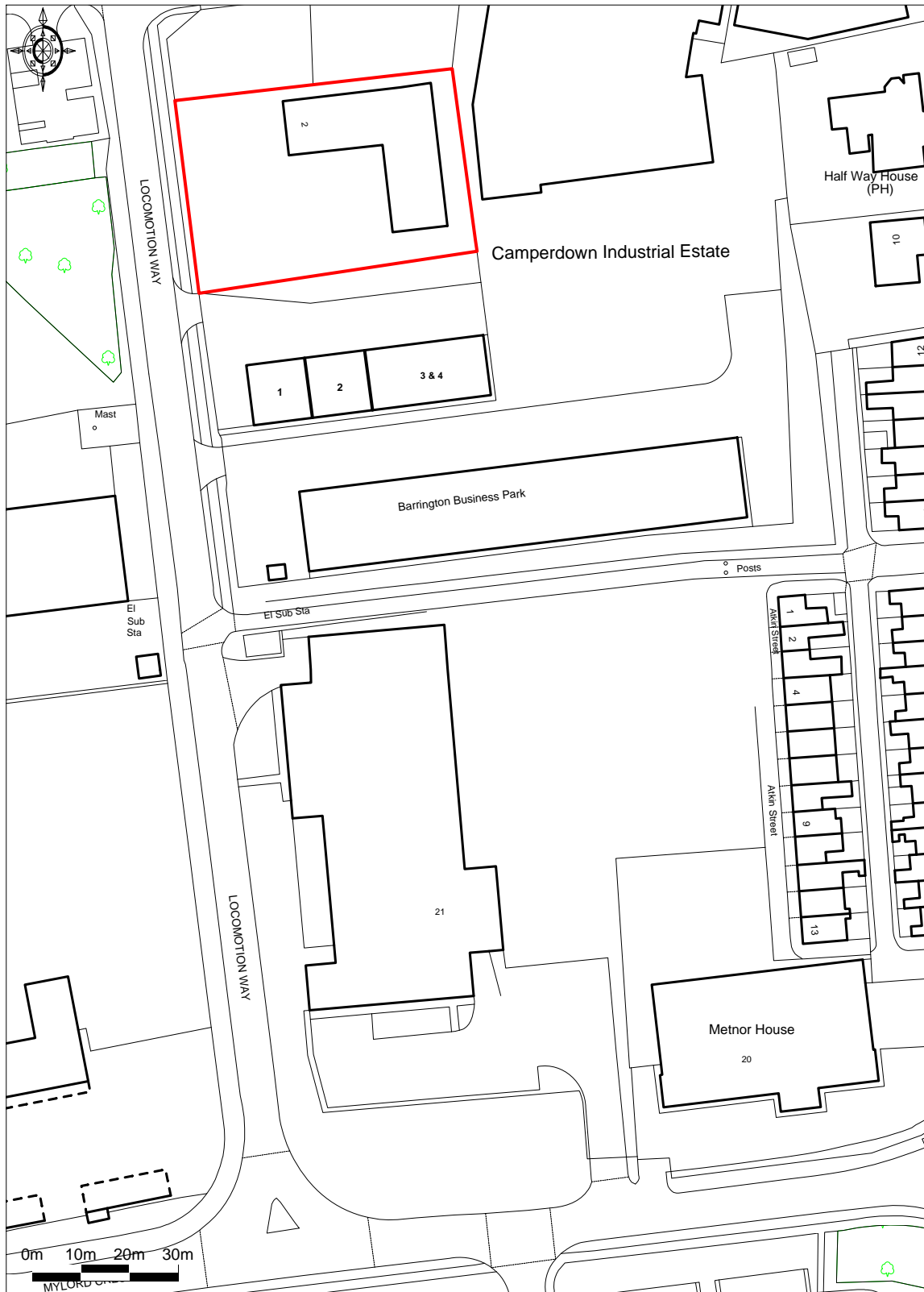


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Former Edtech Premises, Locomotion Way - map

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Former Edtech premises, Locomotion Way - Plan

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