



FOR SALE/TO LET - FORMER IMAGE VISUAL COMMUNICATIONS PREMISES

Samson Close, George Stephenson Industrial Estate, Killingworth, Newcastle upon Tyne, NE12 6DX



INDUSTRIAL / OFFICE PREMISES FOR SALE / TO LET

Samson Close
George Stephenson Industrial Estate
Killingworth
Newcastle upon Tyne
NE12 6DX

Offers in the region of £475,000
Rental Terms on Request

Available to Rent in Whole or in Part on flexible terms



REGULATED BY RICS

SITUATION

These extensive premises are situated at the rear of Samson Close on the George Stephenson Industrial Estate in Killingworth, North Tyneside. The property is approximately 2 miles to the south west of the A19, which is one of the major arterial routes serving the north east of England. The A19 also provides access the A1 (M) and the A189 Spine Road serving routes north and south of the region.

DESCRIPTION

The property comprises a two storey industrial premises, originally built in 1965, which has been extended on a number of occasions with single storey and two-storey additions, which were further extended with a two-storey rear extension. Most recently the building was extended to the frontage comprising a two storey warehouse / office addition.

The entire building is in modern industrial construction with brick and concrete block main walls (part clad with profile steel sheeting) under a timber/steel framed roof covered with insulated metal decking.

ACCOMMODATION

Ground Floor

The ground floor comprises and entrance lobby, main reception area with staircase leading to part of the first floor, front main office, inner lobby with ladies and gents toilet accommodation, staff kitchen, main workshop, rear store and workshop with loading bay all of which are to a good specification.

First Floor

The first floor comprises of main landing with corridors leading to 2 front offices, staff toilet, workshop area, new rear showroom area, further workshops and stores.

Ground Floor	788.54m ² (8,488ft ²)
First Floor	462.86m ² (4,982ft ²)
First Floor Stores	325.68m ² (3,506ft ²)
Total	1,577.08m² (16,976ft²)

Externally the premises have ample car parking to the front and side of the building.

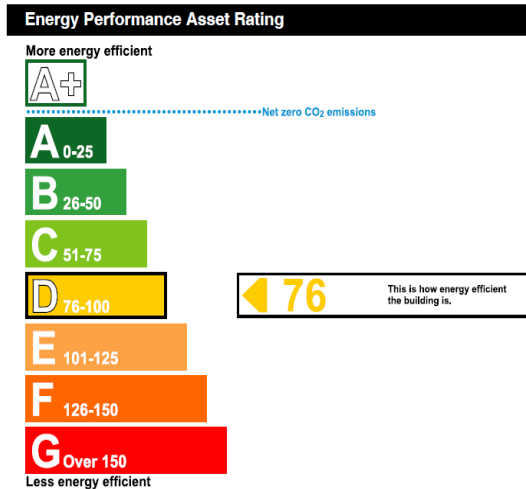
TERMS

The whole building is available for sale at offers in the region of £475,000 (Four Hundred and Seventy Five Thousand Pounds). Alternatively, the whole of the building or part (either self contained offices / workshops) are available on flexible lease terms to be agreed.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Warehouse & Premises	£36,250	£16,602.50

We are advised that the rateable value of the premises as at 1 April 2010 is £36,250 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 45.8p in the pound. However, interested parties should confirm the current position with the Local Authority.



As a new occupier rights of appeal may exist against this assessment.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT.

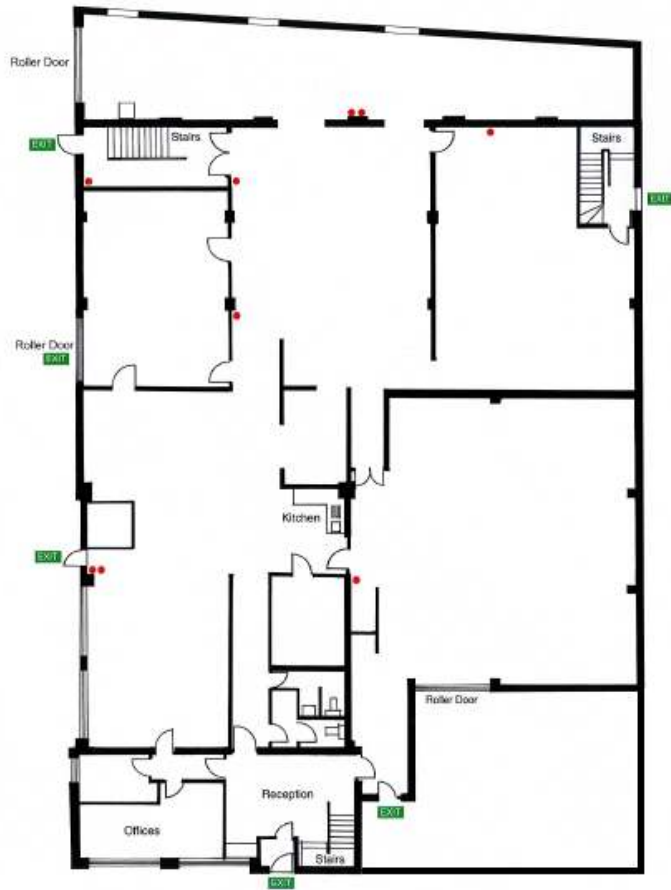
All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

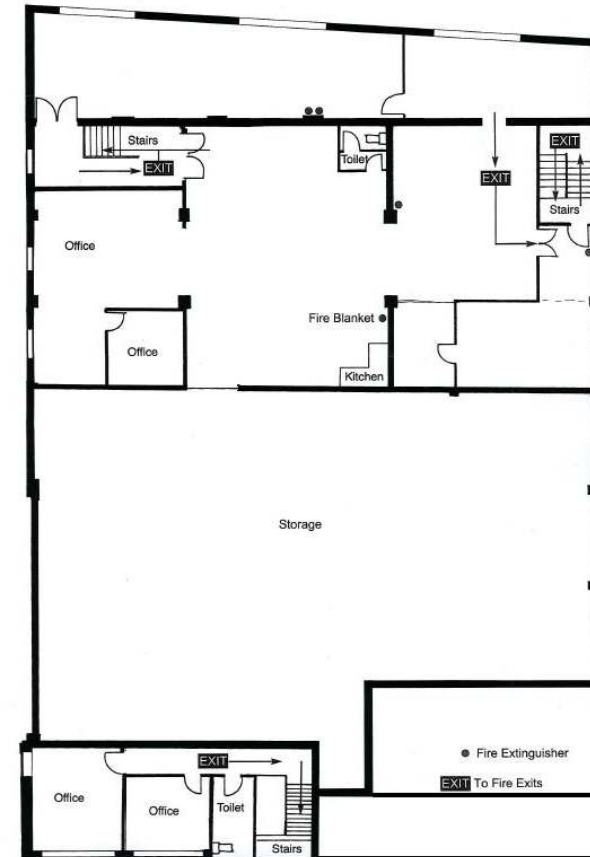
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

EPC Rating D76.





Ground Floor Plan



First Floor Plan

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