



**KnightFrank.com**



## **For Sale or To Let**

**Former Edtech Premises, Locomotion Way,  
Camperdown Industrial Estate, Killingworth, NE12 5US**

- Detached warehouse with two storey offices and yard space
- Excellent location close to the A19 / A189 and A1 trunk roads
- Total floor area 570m<sup>2</sup> (6,144 sq ft)
- Site area 0.223 hectares (0.55 acres)
- New lease. Rent £27,500 per annum
- Freehold. Offers in the region of £295,000

**+44(0) 191 221 2211**

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

## 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 male and female 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 double 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 £250 per annum in electricity costs.

## Accommodation

The property has the following gross internal areas:

	M <sup>2</sup>	Sq ft
Ground Floor Offices	61	656
First Floor Offices / WCs	66	715
Warehouse / WCs	443	4,773
<b>Total</b>	<b>570</b>	<b>6,144</b>

Site area 0.223 hectares (0.55 acres)

## Rating

The property is assessed at Rateable Value £13,000 and the rates payable for 2014/15 are £6,123.

## Energy Performance Certificate

The property has an Energy Assessment Performance Rating of C67.

## 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 £27,500 per annum.

Alternatively the freehold interest is available at offers in the region of £295,000 subject to contract.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Viewing

Strictly by appointment through Knight Frank.

Particulars: September 2014

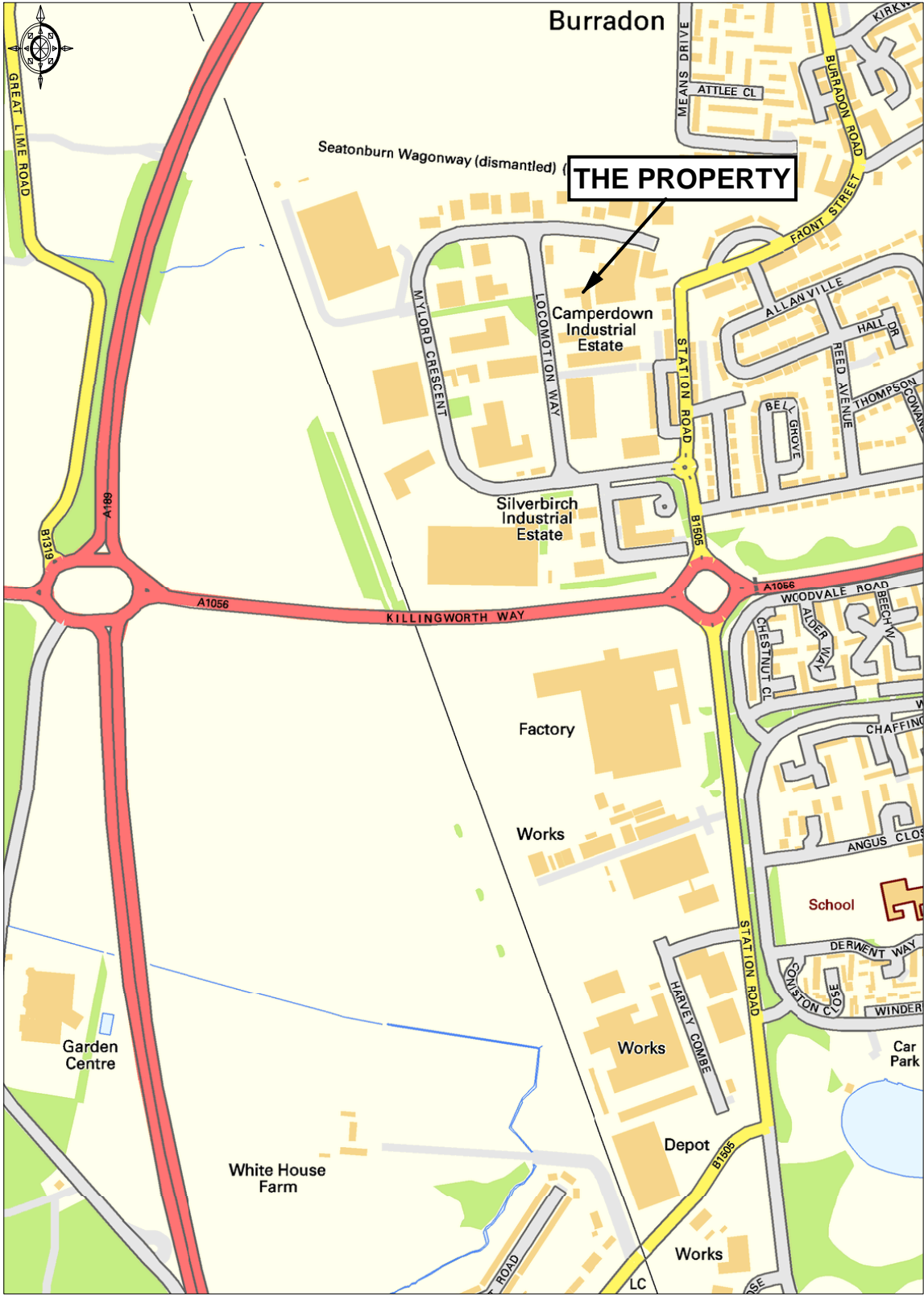
Image: September 2014

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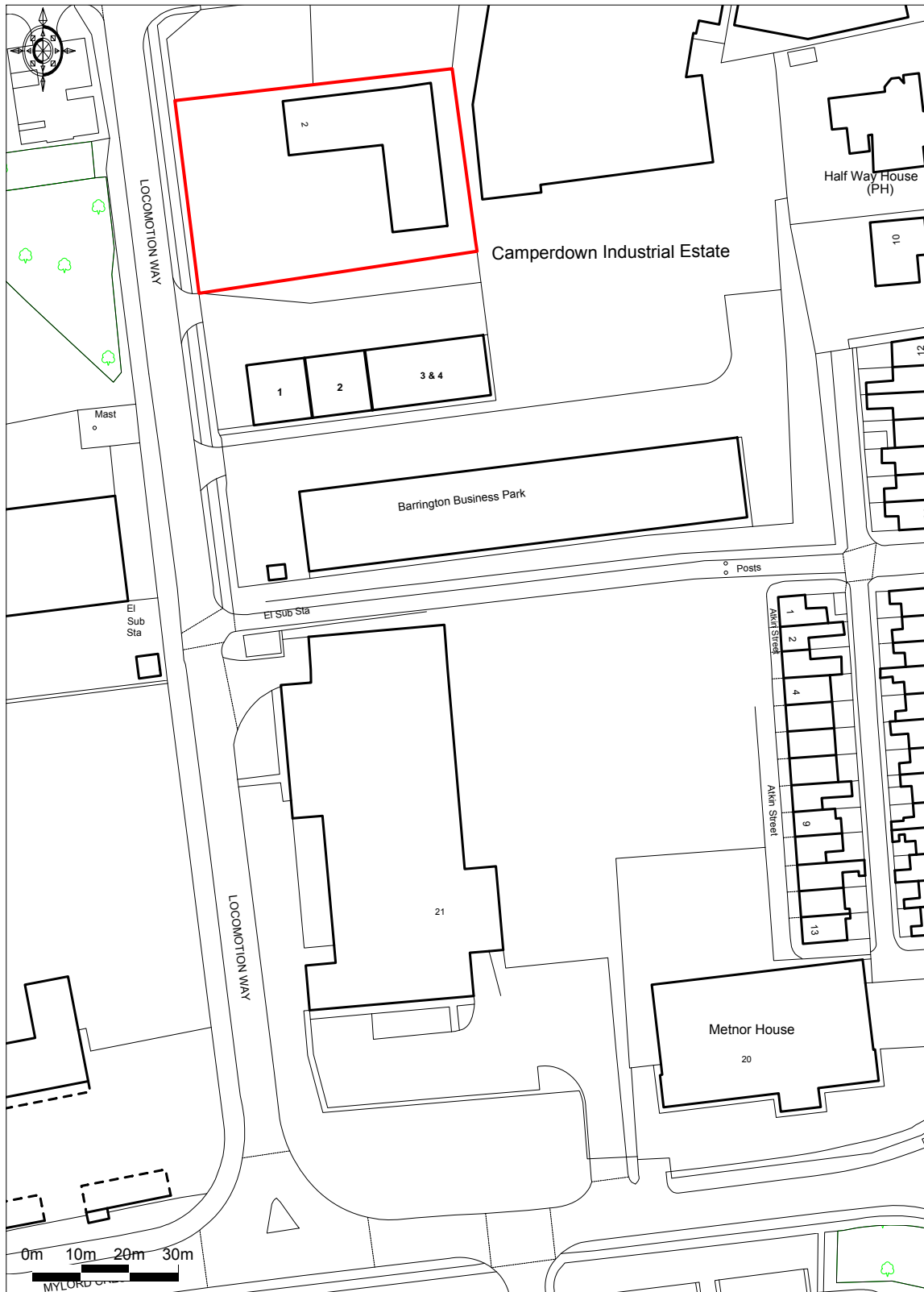


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Former Edtech Premises, Locomotion Way - map

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Camperdown Industrial Estate  
Killingworth



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Former Edtech premises, Locomotion Way - Plan

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