

To Let / For Sale

Blakemore Premises, Station Road,
Harvey Combe, Killingworth, NE12 6QQ



Detached Warehouse - Rent from £1 / sq ft

- Detached industrial / warehouse unit – 5,112.9 m² (55,035 sq ft)
- Good quality open plan production / storage space
- Well presented two-storey office accommodation
- Dock level loading
- Good access to the A1 and A19
- To let – from £55,000 per annum
- For Sale - £500,000

SITUATION

The property is located on Station Road on the Harvey Combe Industrial Estate in Killingworth situated approximately 6 miles to the north of Newcastle upon Tyne.

Two of the region's main arterial routes, the A1 and the A19, are within 2 miles of Killingworth and accessed via the A1056 Killingworth Way.

Please refer to the attached map and plan for further information.

DESCRIPTION

The property dates back to the late 1960s most recently operated as a wholesale operation open to the trade.

The unit provides good quality open plan warehousing comprising a main bay served by a rear warehouse with 2 storey office accommodation to the front. The property has the following key features:

- Detached steel portal frame warehouse
- Brickwork walls & asbestos cement roof
- Clear Internal Height
 - Main warehouse - 5.9 m rising to 9.4 m at apex
 - Rear warehouse - 4.6 m
- Vehicular loading access
 - Main warehouse - 4 no. dock level loading doors to front and 4 no. from rear warehouse
 - 1 no. ramped access to front main warehouse
 - Rear warehouse - 1 no. ground level door
- Ceiling mounted gas ambi-rad heating and T5 energy efficient lighting to main warehouse
- Two-storey office accommodation & WC facilities
- 3 phase power supply, water & gas
- Service yard to side of building
- Staff & customer parking to front

The property also benefits from an undeveloped area to the front currently landscaped.



ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas are presented as follows:

Description	m ²	sq ft
Main warehouse	3,540.9	38,114
Rear warehouse	1,236.6	13,601
Ground floor office & amenities	91.1	980
First floor office & amenities	119.3	1,284
First floor offices – loading bay	42.7	460
Warehouse first floor offices	55.3	596
Total	5,112.9	55,035

The property has a total site area of 1.334 Hectares (3.30 acres).

For further details please contact:



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January 2019 – subject to contract

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of E (50). Further information is available on request.

RATEABLE VALUE

According to the Valuation Office Agency website the property has a Rateable Value of £105,000.

TENURE

The property is held by way of a ground lease for a term of 80 years commencing 4 July 1966 from North Tyneside Council. There is a passing rent of £23,000 due to be reviewed 4th July 2026.



TERMS

The property is available by way of a new lease for a term of years to be agreed at a highly competitive rent from £55,000 per annum.

Alternatively our client is seeking to dispose of their long leasehold interest for offers in the region of £500,000.

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

Please contact the agents for a convenient appointment to view or for further information regarding the property.

MARK PROUDLOCK

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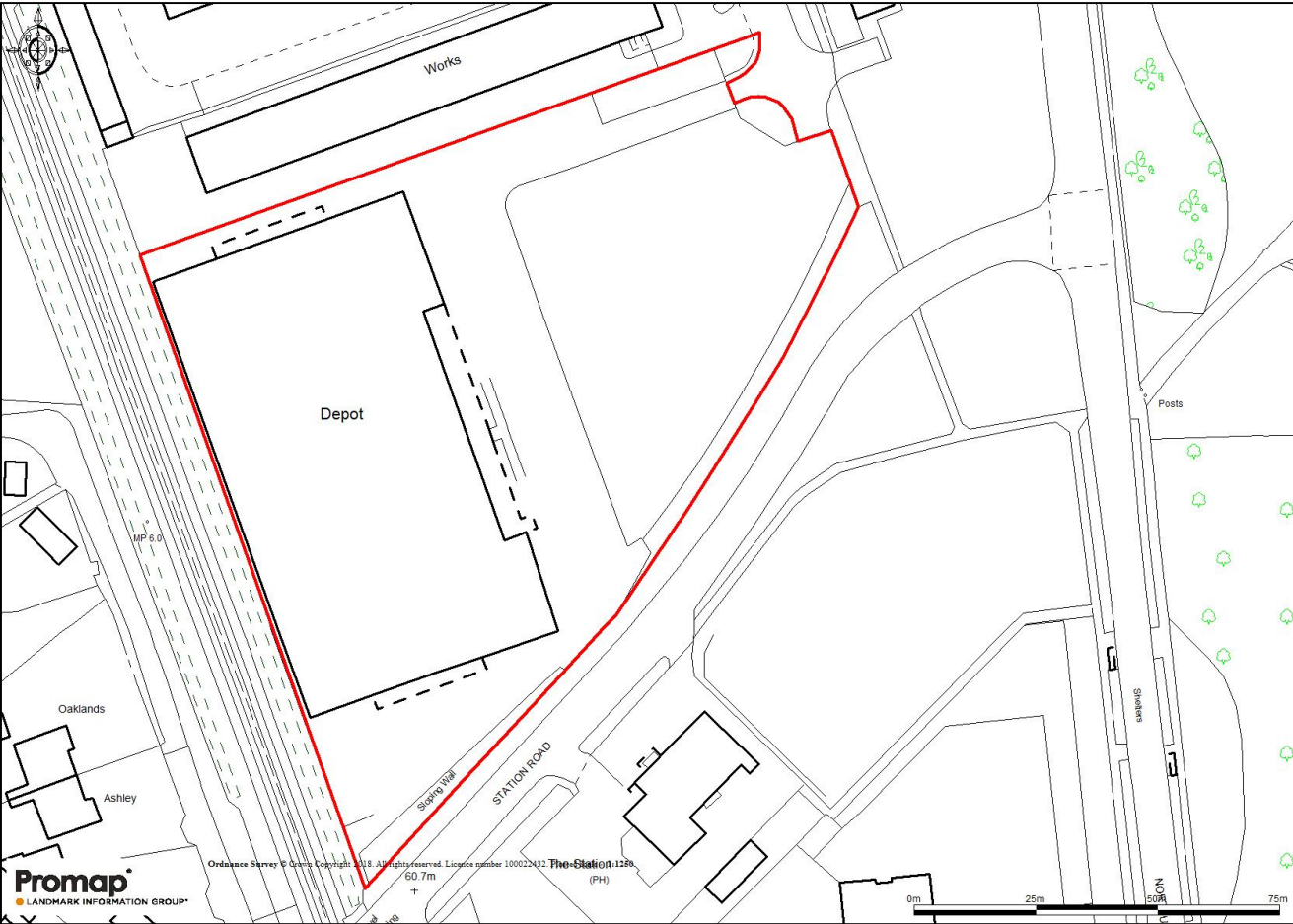
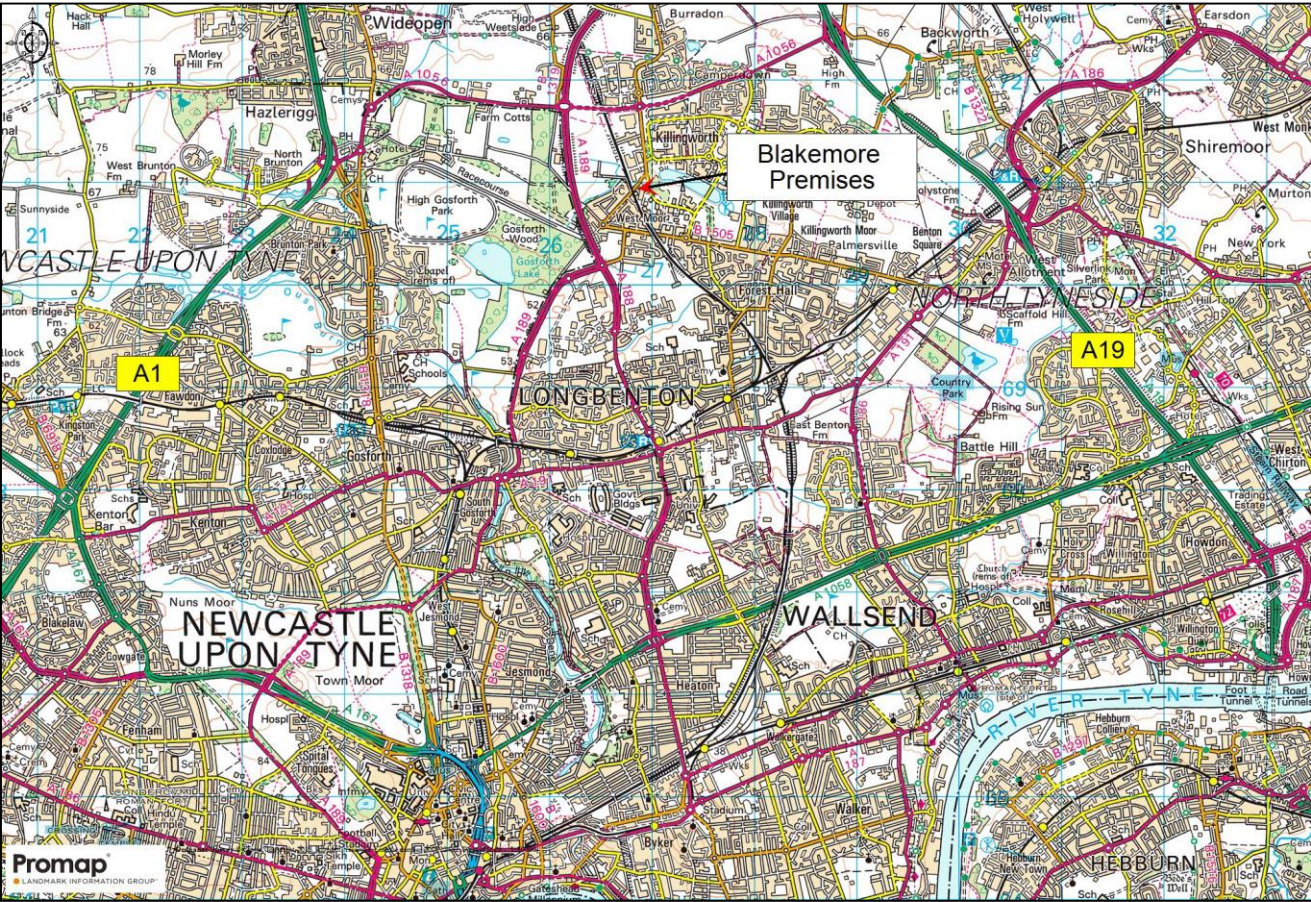
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