



To Let / May Sell

**21 Mylord Crescent
Camperdown Industrial Estate
NE12 5UJ**

- 25,606 ft² (2,378.87 m²)
- Freehold sale considered
- Warehouse with offices
- Extensive secure external hard standing and parking
- Site area 2.45 acres
- Dock and level loading
- Two site access points
- Capable of being split for multi occupation

SUBJECT TO CONTRACT

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Location

The property is located close to the entrance of the popular Camperdown Industrial Estate which lies to the northwest of Killingworth Town Centre and close to the A189 trunk road.

Newcastle City Centre lies approximately four miles to the southwest of Killingworth and the A19 Moor Farm junction is only two miles from the premises, which in turn provides access to the A1.

Description

Detached industrial unit comprising 4 bays of warehouse/workshop plus single storey offices and amenity. The warehouse is steel portal frame construction with brick elevations, clad above with steel profile sheeting. The roof covering is corrugated asbestos sheets lined internally and incorporating translucent roof lights.

The office and amenity are contained within a single storey projection to the front of the building with brick elevations and flat felted roof covering. They comprise a mix of private and open plan office areas with a kitchen and WCs.

Externally the secure site has an extensive area of concrete hard standing to the front, with additional yard and lorry parking bays to the eastern elevation.

Accommodation

	sq m	sq ft
Warehouse	1,836.47	19,768
Dock Bay	117.96	1,270
Office	296.34	3,190
Outbuildings	128.10	1,379
Total GIA	2,378.87	25,606

Terms

Available by way of a new lease for a term of years to be agreed, at a rent of **£160,000 pa.** Freehold sale considered with price in application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£84,000.** Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Energy Performance Certificate (EPC)

EPC Rating C(74). A copy of the EPC is available on our website.

Services

We understand that the property is connected to all mains services.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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