



## **To Let**

### **Surplus store, office and external storage**

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

- Warehouse storage up to 4,052 sq ft
- Office up to 588 sq ft
- Secure external hard standing and parking
- Dock level loading
- Shared kitchen and WCs
- Flexible lease terms available

**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.

See the attached site and location plans for more detailed information.

**Description**

The property comprises part of a larger transport warehouse operated by the Landlord. The office is fully fitted with 5 desks and includes a private office, with adjacent shared kitchen and breakout area.

The available storage space is the bay immediately behind the office, with use of the adjoining dock loading bay.

Externally the secure site has extensive areas of concrete hard standing and lorry parking bays. Storage of items or use of trailer parking bays can be agreed by negotiation.

**Accommodation**

	sq m	sq ft
Warehouse Bay	376.49	4,052
Office	54.62	588
<b>Total GIA</b>	<b>431.11</b>	<b>4,640</b>

**Terms**

Available by way of a new lease. Rent and terms subject to the lease term and amount of external space required.

**Business Rates**

The agreed demise will be assessed for business rates.

**Services**

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

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

EPC awaited on the agreed demise.

**Viewing**

Via Agents HTA Real Estate

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