

For Sale

Trend House, Killingworth,
Newcastle upon Tyne, NE12 5RF



Warehouse / Manufacturing Premises 3,216.6 m² (34,623 sq ft)

- Rare freehold opportunity on established estate
- Neighbouring occupiers include John Lewis, Fenwicks, Scania Trucks & Entek
- Within 2 miles of A1 and A19 arterial routes
- Total area excluding mezzanine and canopy areas: 2,724.3 m² (29,324 sq ft)
- Site area: 0.689 HA (1.7 Acres)
- Fully fitted offices and staff amenities
- Offers in excess of £1,300,000

Situation

Trend House is situated on the well-established Camperdown Industrial Estate to the immediate north of the town of Killingworth and approximately 5 miles to the north of Newcastle upon Tyne.

The estate has exceptional road links with both the A1 and A19 main arterial routes within 2 miles of the estate connected by the A1056.

The estate boasts a mix of logistics and manufacturing occupiers including John Lewis and Fenwicks distribution centres, Scania Trucks, Entek and Metnor Construction.

There are also a number of thriving small unit schemes, some recently built.

Description

Trend House is a large assembly and logistics facility which has been extended over time providing a mix of warehousing, office accommodation and staff amenities on a site area of 0.69 HA (1.7 Acres). The main areas are summarised as follows.

Warehouse 1

- Original 1970s built warehouse
- Brick walls overclad to eaves
- Part steel over sheeted asbestos cement roof
- 5 m clear internal height
- Ground floor reception, meeting rooms & canteen
- Low level modular workshops to rear
- Substantial mezzanine area
- Loading door (w 4.8m x h 3.8m) to concrete yard
- First floor office accommodation with A/C

Warehouse 2

- Warehouse extension built 2002
- Steel portal frame construction
- Insulated steel cladding to elevations and roof
- 4.7 m clear internal height
- Loading door (w 5.6m x h 5.0m) beneath canopy
- Concrete loading area (newly laid)

Warehouse 3

- Built with Warehouse 2 (2002)
- Steel portal frame construction
- Insulated steel cladding to elevations and roof
- 5.3 m clear internal height
- Loading door (w 5.6m x h 3.8m) to rear yard

Warehouse 4

- 1980s built rear extension
- Steel portal frame construction
- Steel sheet roof with underlining panels
- 5.25 m clear internal height
- Mezzanine area
- Large yard / parking area to rear



Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition) and approximate floor areas are set out as follows:

Description	Sq m	Sq ft
Warehouse 1	900.2	9,690
Warehouse 2	539.1	5,802
Loading Canopy	36.6	394
Warehouse 3	230.8	2,485
Warehouse 4	648.7	6,983
Total Warehouse (excluding canopy area)	2,318.8	24,959
Ground Floor Showroom / Canteen	194.6	2,094
FF Offices	210.9	2,270
Mezzanine Areas	455.7	4,905
GRAND TOTAL	3,216.6	34,623
GRAND TOTAL (excluding mezzanine and canopy)	2,724.3	29,324

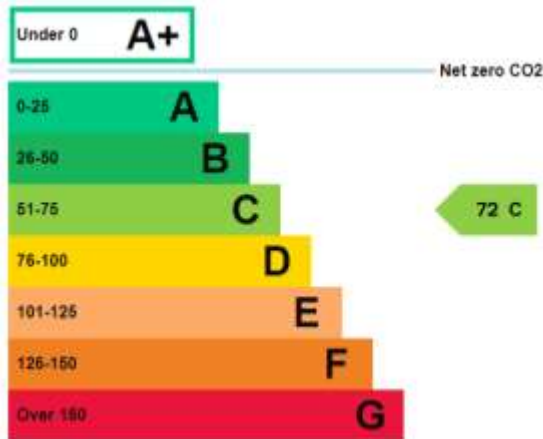
Rateable Value

According to the Valuation Office Agency website, the property has a Rateable Value of £69,000 effective 1st April 2023

For further information or for help on how to estimate the level of business rates you might expect to pay, please visit www.voa.gov.uk.

Energy Performance

The property has an Energy Performance Asset Rating of C72.



VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges

Terms

Our client is seeking to dispose of their Freehold interest in the property for offers over £1,300,000.

Viewing

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

Particulars: July 2024

For further details please contact:



MARK PROUDLOCK
0191 594 5019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

