



## For Sale (May let)

**Locomotion Way  
Camperdown Industrial Estate  
Killingworth, Newcastle upon Tyne  
NE12 5US**

- 1,510.03 sq m (16,254 sq ft)
- Hybrid unit & separate warehouse
- Site of 1.4 acres
- Secure site
- Freehold

**SUBJECT TO CONTRACT**

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## Location

The property is located on the popular and established Camperdown Industrial Estate, Killingworth 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 and the A19 Moor Farm junction is only two miles from the premises, which in turn provides access to the A1.

## Description

The property comprises 2 modern buildings on a secure site of circa 1.4 acres.

The larger building is a 'hybrid' unit with circa 50% office space with the smaller unit offering modern detached warehouse space.

The hybrid unit comprises 2 storey offices to the front which benefit from carpets, suspended ceilings with integrated lighting, gas central heating, WC & kitchen facilities and solar panels on the roof. The rear of the unit comprises warehouse space which has brick & block walls with cladding above, a pitched roof with translucent panels, strip lighting, a minimum eaves height of 5.63 m and an apex of 9.85m. Access is via loading doors in the northern and eastern elevations.

The separate warehouse benefits from brick and blockwork walls with cladding above, a pitched roof with translucent panels, lighting, a minimum eaves height of 5.36m and an apex of 9.15m. Access is via a loading door in the southern elevation.

The buildings sit on a secure site with areas for loading and staff parking

## Accommodation

Description	sq m	sq ft
Hybrid Unit – GF offices	228.04	2,455
Hybrid Unit – FF offices	275.36	2,964
Hybrid unit - Warehouse	535.62	5,765
Separate Warehouse	470.97	5,070
<b>Total GIA</b>	<b>1510.03</b>	<b>16,254</b>

## Tenure

Freehold

## Terms

The freehold is available to purchase at a price of £1.4M

Alternatively, the vendors may consider a lease on full repairing and insuring terms at a rent of £125,000 per annum exclusive.

## Business Rates

The property in the 2023 Rating list at a Rateable Value of £62,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

## Services

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

## Energy Performance Certificate (EPC)

The premises have EPC Ratings of D 86 & D 92. Copies of the EPC's are available on request.

## Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## 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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