

TO LET

Locomotion Business Park,
Locomotion Way, Killingworth, NE12 5US



New Factory / Workshop Units From 109m² (1,170 sq.ft) to 627m² (6,749 sq.ft.)

- Excellent location within an established estate
- High quality construction with insulated composite contrasting colour cladding
- Internal clear height from 5.8m up to 7.6m allowing for mezzanine
- WC facilities and water + 3 phase electric supplies
- Rents from £12,000 per annum exclusive

SITUATION

This new development of industrial units is located within the popular and established Camperdown Industrial Estate which lies to the North West of Killingworth Town Centre and close to the A189 trunk road.

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

Please see the attached site and location plans for more detailed information.

DESCRIPTION

This 'L' shaped terraced workshop development is of steel portal framed construction with insulated composite cladding to the walls and roof.

Internally the units have reinforced concrete floors and an internal clear height of 5.8m at the front rising to 7.6m at the rear, allowing high level racking or a mezzanine floor.

Each unit is provided with WC facilities, which are suitable for disabled use and there is space where the tenant can construct a small office.

Externally, car parking and a service yard is provided to the front of the unit and vehicular access is provided by way of a 4.9m high x 3.15m wide steel roller shutter loading door.

SERVICES

Three phase electricity is provided along with a water supply although there is no gas.

Lighting is by way of LED fittings.

AVAILABILITY & RENTAL

Unit	m ²	Sq.ft	Rent pa	Service Charge
4	109	1,170	£12,000	£900
5	409	4,408	£40,000	£3,350
6	109	1,170	£12,000	£900

TERMS

The unit is offered to let on a new lease for a term to be agreed. The tenant maintains the interior of the premises only and the landlord maintains the exterior structure and common areas and places building insurance.

The tenant pays business and water rates.

RATING

The units are not yet assessed for rating purposes, but we estimate that Unit 5 will have a Rateable Value in the order of £26,750 and Units 4 & 6 Rateable Values of around £7,700 each.

ENERGY PERFORMANCE

The properties have not yet been assessed for an Energy Performance Asset Rating.

VAT

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

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars & images: April 2024
Updated: May 2024

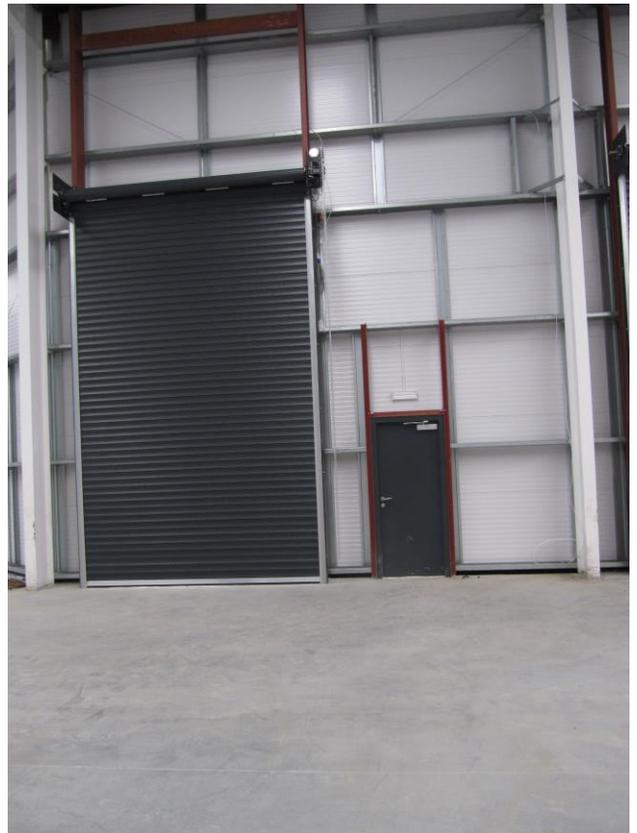
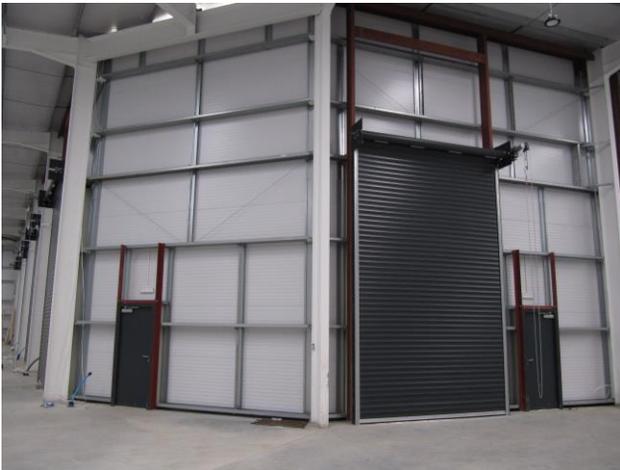
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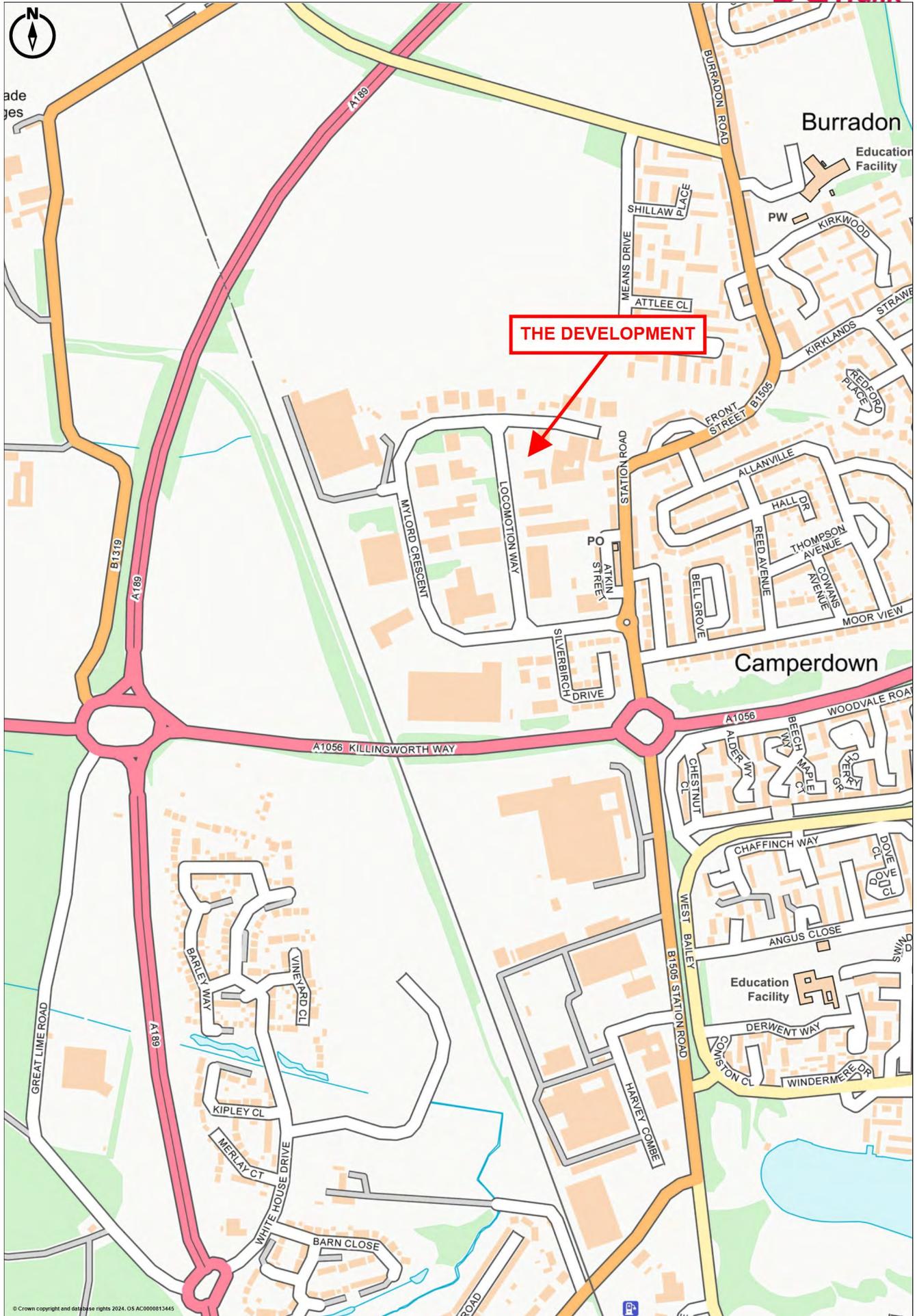
Subject to Contract



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EXISTING

Existing Office (unchanged):

Grd. Floor 144.8 sqm (1,559 sqft)
1st Floor 147.7 sqm (1,590 sqft)

Sub-total: 292.5 sqm (3,148 sqft)

Existing Warehouse (to be removed):

Grd. Floor 293.4 sqm (1,559 sqft)
1st Floor 97.8 sqm (1,590 sqft)

Sub-total: 391.2 sqm (4,211 sqft)

NEW BUILD

5 Single Units:

Grd. Floor 112.8 sqm (1,214 sqft)
Mezz. 34.0 sqm (366 sqft)

Sub-total: 146.8 sqm (1,580 sqft)

2 Double Units:

Grd. Floor 230.6 sqm (2,482 sqft)
Mezz. 34.0 sqm (366 sqft)

Sub-total: 264.6 sqm (2,848 sqft)

1 Corner Unit:

Grd. Floor 440.2 sqm (4,738 sqft)
Mezz. 72.4 sqm (779 sqft)

Sub-total: 512.6 sqm (5,517 sqft)

NEW BUILD Total:

1,775.8 sqm (19,115 sqft)

