

For Sale: Office Premises

Unit 24, Mylord Crescent, Camperdown Industrial Estate,
Killingworth, Newcastle upon Tyne

NE12 5UJ

337.79 sq m (3,636 sq ft)



- A1(M) 2.5 miles to the west
- 2 storey office building
- 10 car park spaces

Location

The property is located on Mylord Crescent within Camperdown Industrial Estate, located approximately 6 miles to the northeast of Newcastle upon Tyne and is situated 1 mile northwest of Killingworth and 1.2 miles north of West Moor.

Camperdown Industrial Estate is accessed from Station Road that links with the Killingworth Way (A1056), linking the A19 and A189, 1.5 miles to the east and A1(M) 2.5 miles to the west.

The property can be accessed by public transport with several bus stops in close proximity.

Camperdown Industrial Estate is a popular business and industrial location with local and national occupiers including John Lewis, Metnor Construction, Shiremoor Press Ltd, Boiler Repair North East Ltd and Thomson Bros (Newcastle) Ltd.

Description

The Property comprises a detached two storey building, and provides office accommodation to the ground and first floor and benefits from 3 separate personnel access doors to the front elevation.

Internally the property offers predominantly open plan office accommodation over ground and first floor levels. The specification of the offices are broadly similar and include suspended ceilings, recessed LED lighting, wall mounted electric heating and perimeter trunking along with male and female WC and kitchen facilities on the ground floor.

In addition, there are wall mounted air conditioning units to the first floor accommodation.

The property is sited within a secure compound. There are approximately 10 car park spaces to the front of the property .

Accommodation

The office accommodation provides the following net internal areas:-

Accommodation	(Sq. M)	(Sq. Ft)
Ground Floor Office	150.81	(1,623)
Ground Floor Garage	13.2	(142)
First Floor Office	173.78	(1,871)
Total:	337.79	(3,636)

Services

The properties benefit from all main services. The accommodation also includes Photovoltaic panels to the roof along with an electric vehicle charging point and CCTV.

Rateable Value

According to the Valuation Office Agency website, the property is listed as Offices and Premises from 1st April 2023 with the following Rateable Values:-

<u>Address</u>	<u>Floor</u>	<u>Description</u>	<u>Rateable Value</u>
Unit 24a	Ground and first floor	Offices & Premises	£15,750
Unit 24b	Ground floor	Offices & Premises	£1,725

Tenure

The property is held freehold.

EPC

The EPC rating is C:72

VAT

The property is elected for VAT .

Proposal

Offers are invited in excess of £375,000.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate.

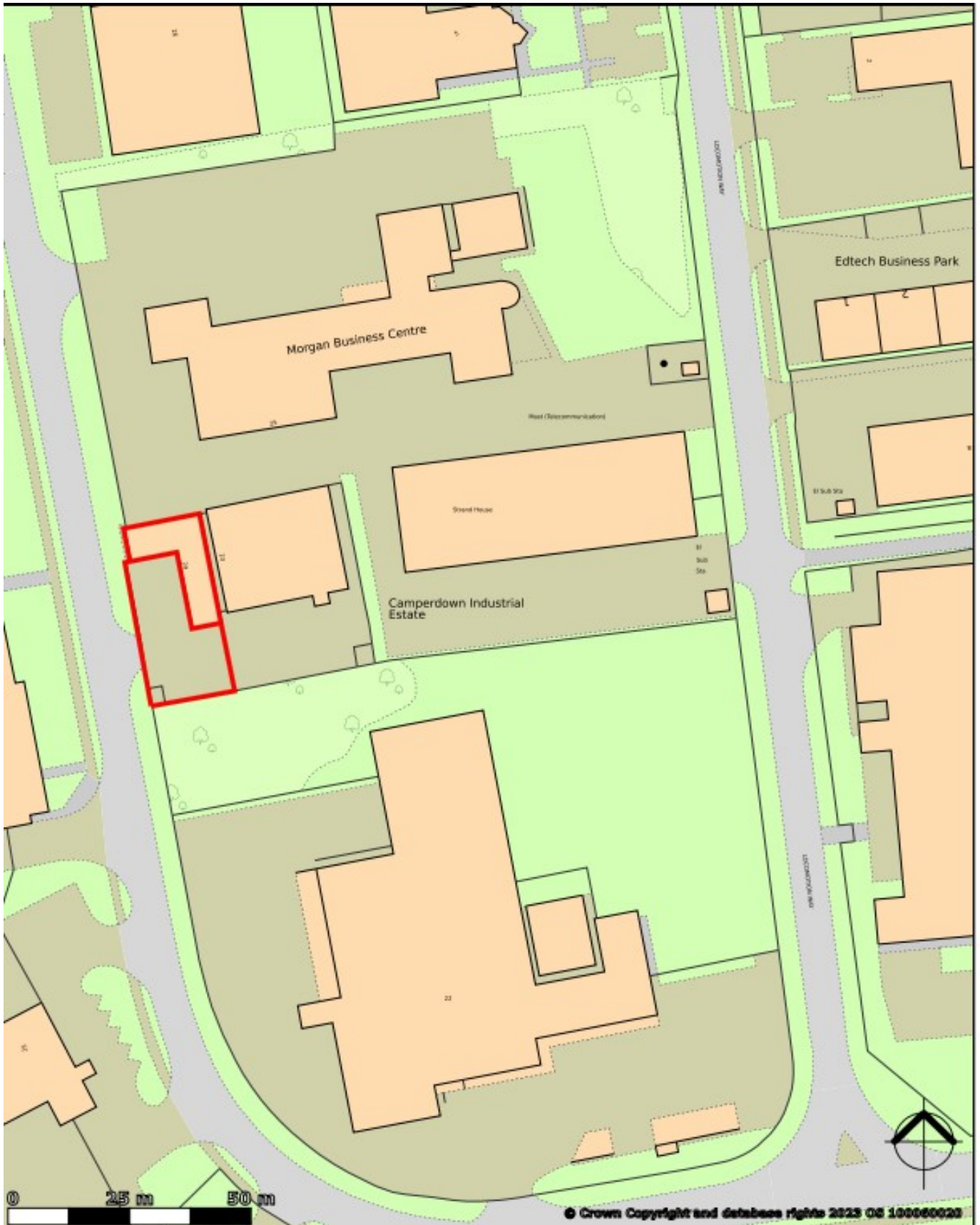


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Subject to Contract November 2023



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