



To Let

Surplus store, office and external storage

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

- Warehouse storage from 1,000 sq ft up to 10,000 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 immediately available storage space is the bay behind the office, with use of the adjoining dock loading bay. Additional space would be considered subject to use and terms.

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 1	376.49	4,052
Office	54.62	588
Total GIA	431.11	4,640



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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