

For Sale | Detached Production / Warehouse Facility

CBRE

# Planet Place, Killingworth

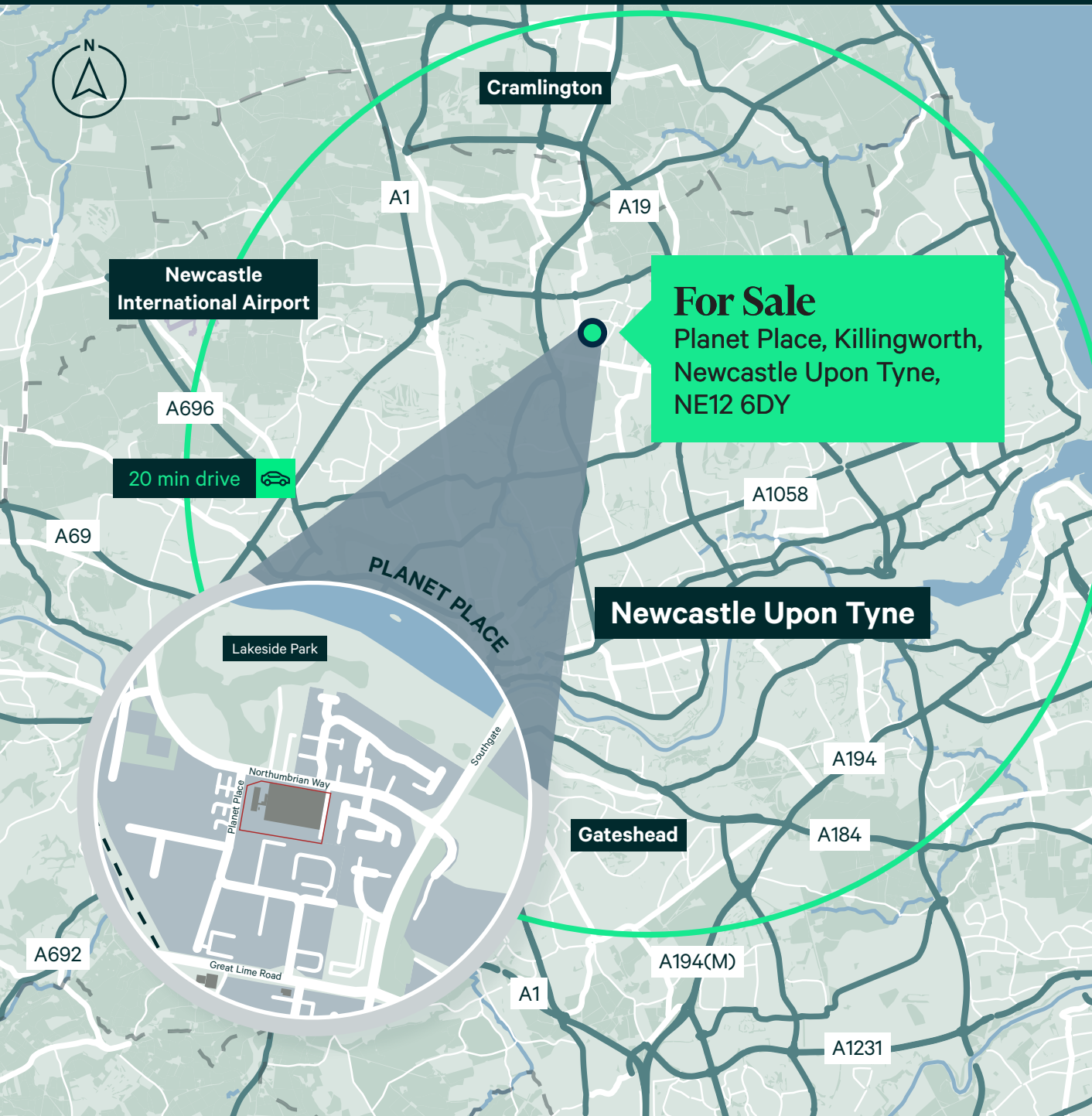
64,899 sq ft (6,029.2 sq m)



STEPHENSON  
INDUSTRIAL ESTATE,  
NEWCASTLE UPON  
TYNE, NE12 6DY

RARE FREEHOLD OPPORTUNITY





# Location

The property is situated in a highly visible prominent position at the junction of Planet Place and Northumbria Way within the established Stephenson Industrial Estate.

Access to the regional road network to the east of the A189 and north of the A191 which link both the A19 and A1.

Nearby occupiers include Northumbria Police, LIDL, Faulkner Browns, Ramage Windows, Revol, Northern Ventilation Services and Northumbria Plant Hire.

## TRAVEL TIMES BY CAR



### Killingworth Shopping Centre

3 minutes (1 mile)

### A19

4 minutes (2 miles)

### A1

7 minutes (2.9 miles)

### Newcastle City Centre

12 minutes (5.1 miles)

# Description



Detached production / warehouse facility occupying a site area of 2.57 acres (1.04ha) with the benefit of the following specification:



EAVES HEIGHT OF  
3.5M – 8M



3 GROUND LEVEL  
ACCESS DOORS



FULLY SECURE SITE  
(TWO GATED  
ACCESS POINTS)



TWO STOREY  
ANCILLARY OFFICES



STAFF PARKING  
PROVISION (36 SPACES)



STAFF WELFARE /  
CANTEEN PROVISION



POWER SUPPLY  
OF 346 KVA



LED LIGHTING TO  
PRODUCTION AND  
WAREHOUSE SPACE



EPC E (119)

## ACCOMMODATION

AREA	SQ FT	SQ M
Production / Goods Inward Warehouse	28,724	2,668.6
Mezzanine Engineering Stores	1,328	123.4
Warehouse Extension	26,253	2,438.9
Ground Floor Offices	4,905	455.6
First Floor Offices	3,689	342.8
<b>TOTAL</b>	<b>64,899</b>	<b>6,029.2</b>



## Business Rates

- Description - Factory and Premises
- Rateable Value - £113,000

Interested parties are advised to make their own enquiries with the Rating Department of North Tyneside Council.

## Anti-Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the statutory AML requirements when Heads of Terms are agreed.

## VAT

All figures are quoted exclusive of VAT.

## Data Room

Access to a data room is available on request.

## Tenure

The property is held Freehold under land registry titles TY217081 (Main Title) and TY343916 (Additional Title).

The property is available to purchase as a whole on a Freehold basis.

## Legal Costs

Each party will be responsible for the payment of their own legal costs incurred.



## Contacts

For further information, or to arrange a viewing (strictly by prior appointment), please contact sole agents CBRE.

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**CBRE**

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### Henrietta House | Henrietta Place | London | W1G 0NB

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