R.A Jackson & son
Est. 1830







Unit 3-4 EdTech Business Park, Newcastle Upon Tyne, NE12 5UP

£23,000 Per Annum

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- Industrial unit available to let.
- Located in Camperdown Industrial Estate close to A19 and A1.
- GIA 280sqm (3023sqdft).
- Dedicated Parking.

MATERIAL INFORMATION

LOCATION

The property forms part of a modern development which forms part of the established Camperdown Industrial Estate which lies to the North West of Killingworth Town Centre and close 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 to the north thus providing access to the A1.

DESCRIPTION

The property comprises an end terraced workshop unit with cavity brickwork and blockwork to mid height above which is insulated composite cladding.

Internally the unit has a reinforced concrete floor and an internal clear height of 5.5m.

It is provided with two WC's, one of which is suitable for disabled use.

Externally, car parking is provided to the front of the unit.

ACCOMMODATION

The Gross Internal Area (GIA) is:
280.80sqm (3023 sqft)

SERVICES

(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

The unit is assessed in the 2026 Rating List as having a rateable value of £18,000

ENERGY PERFORMANCE REPORT

The EPC rating for the property is D (95). A full copy of the report is available upon request.

RENT

The rent payable is £23,000 plus VAT per annum, this is payable monthly in advance. A damage deposit equivalent to 3 months rent (£5750) is also required by the landlord.

SERVICE CHARGE

The service charge payable is £2982 plus VAT per annum, this is payable monthly in advance and includes contribution towards buildings insurance .

TENURE

The property is available by way of a new full repairing and insuring lease arrangement for a minimum term of 3 years. The proposed tenant should ensure that they seek legal advice to confirm the nature and extent of their obligations when entering in to this form of legal obligation prior to signing a tenancy agreement.

VAT

All prices quoted are exclusive of VAT at the prevailing rate which will be charged on all rentals and service charges.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations the applicants will be required to provide two forms of identification and proof of the source of income.

COSTS

Each party will be responsible for their own costs in the transaction.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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