

Office Suites To Let

DCS House, Mylord Crescent, Camperdown Industrial Estate, Newcastle upon Tyne, NE12 5UJ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office suites to let
- Suites from 707ft² to 5,734ft²
- Within a popular business location

- EPC Rating C57
- Car parking facilities
- Available in whole or in part

Rent from £10 per ft²

LOCATION

The subject property is located on Mylord Crescent within Camperdown Industrial Estate. Camperdown Industrial Estate is a popular business and industrial location with local and national occupiers including John Lewis, Metnor Construction, PaddlePod, Newcastle K9 Group and Magic Box.

The property is situated in Camperdown, Newcastle upon Tyne and is situated 1 mile north west of Killingworth and 1.2 miles north of West Moor. The property can be accessed by public transport with bus stops within 0.1 mile.

Camperdown Industrial Estate is accessed from Station Road which links with the Killingworth Way, forming part of the A1058 between the A19 to the east and A189 and A1(M) the west.

DESCRIPTION

The subject property comprises office suites within DCS House which is a detached, purpose built office building which is arranged over ground and first floors. The available space occupies one suite on the ground floor and the entirety of the first floor, providing cellular offices.

There is a secure yard utilised for car parking.

The office suites may be available in part.

ACCOMMODATION

Part Ground Floor	65.7m ²	707ft ²
Part Ground Floor	235.3m ²	2,531ft ²
First Floor	232.8m ²	2,495ft ²
Total	533.8m²	5,734ft²

EPC RATING

C57

RATING ASSESSMENT

Description **RV** **Estimated Rates Payable**

Suite 1	£15,000	£7,485.00
Suite 2	£6,000	£2,994.00
Suites 3 & 4	£17,000	£8,483.00
Suite 5	£4,450	£2,220.55

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The office is available in whole or in part at a rent from £10 per ft².

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

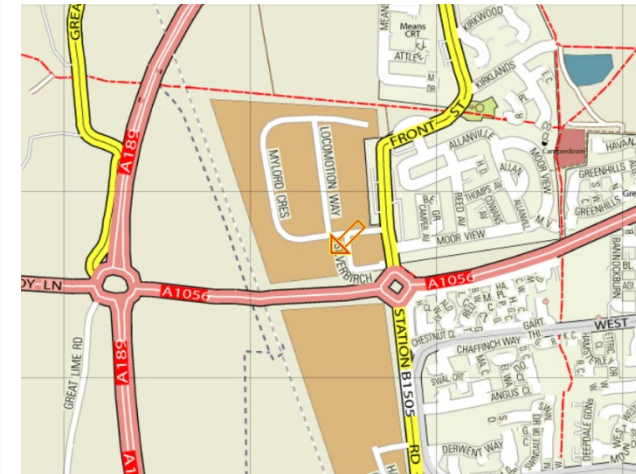
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.1 mile



2.5 miles from Benton Metro Station



0.6 miles from A189
 1.5 miles from A19
 2.3 miles from A1(M)



8 miles from Newcastle International Airport