

Business Centre Office Suites

To Let

Killingworth

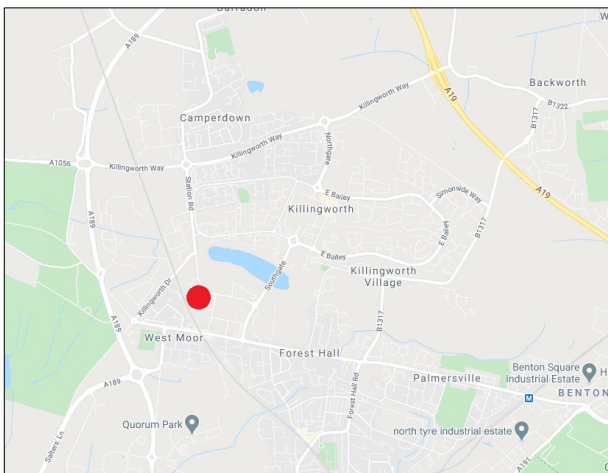
192 – 547 Sq Ft (17.8 – 50.82 Sq M)

Planet House, Northumbrian Way,
Killingworth, Tyne and Wear, NE12 6EH

LOCATION

Killingworth is an area of North Tyneside, approximately 5 miles to the north east of Newcastle upon Tyne City Centre. Killingworth is a well established residential area, but also has a sizeable commercial centre with a wide offering of industrial and office buildings which benefit from ready access to the regional road network, lying immediately east of the A189 and north of the A191 which links to both the A19 and A1. The property is located in a highly visible roadside position on Northumbrian Way, within close proximity to the Killingworth Centre.

The building is situated in a prominent position on a large site on the southern side of Northumbrian Way. The building's position gives excellent access to all of Killingworth's amenities. Nearby occupiers include The Printworks Bar and Lounge, Eli's Bakery and Faulkner Brown Architects.



DESCRIPTION

The properties comprise ground floor office suites within a distinctive two-storey detached building, with plentiful on-site parking.

The property has recently undergone refurbishment and provides high quality office accommodation with the following specification and benefits:

- Shared boardroom
- Carpet tile covered floor
- LED lighting
- Kitchenette facilities
- Male and female WC's
- Shower room
- Fully alarmed
- Superfast broadband capabilities
- Generous car park allocation

TENURE

Leasehold

VAT

All prices quoted are excluding, but may be liable to VAT.

LEASE TERMS

The suites are available to let immediately on a flexible licence agreement, or on a longer term basis.



ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement - IPMS 3 and approximate floor areas are as follows:

	Sq m	Sq ft
Suite 4A	17.85	192
Suite 4B and 4C	24.58	265
Suite 4A, 4B and 4C	50.78	547

RENT

Suite 4A	£135 p/w
Suite 4B and 4C	£140 p/w
Suite 4A, 4B and 4C	£250 p/w

Rent is inclusive of electricity, water, refuse and communal cleaning, but exclusive of business rates and all other outgoings.

RATES

Suite 4 is currently assessed for Business Rates at £3,600, meaning that qualifying businesses will be entitled to Retail Discount for the current rates year. If an occupier wishes to take an individual suite, the property will need to be re-assessed for business rates. Interested parties are advised to make their own enquiries in this regard.

IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE

The property's current energy performance rating is 'E' (106). A copy of the EPC is available to interested parties upon request.

VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

Andrew.Chandler@dunlopheywood.com

SUBJECT TO CONTRACT

September 2025