



10g, Samson Close, Killingworth, Newcastle upon Tyne, NE12 6DX

First floor industrial unit to LET

- Excellent transport links
- Located on George Stephenson industrial estate
- Access to A19
- Versatile space
- Easy to find location
- Ready to move in

Summary

Available Size	1,024 sq ft
Rent	£850 per month
Business Rates	Upon Enquiry
EPC Rating	D

Description

The property offers a versatile space suitable for use as an office, workshop, or warehouse. It includes a separate utility and kitchen area, with one main entrance and an additional fire exit.

The unit forms part of a larger building under the same landlord and is suitable for a range of uses.

Located on the George Stephenson Industrial Estate in Killingworth, the property benefits from off-street parking and a quiet cul-de-sac setting. It has excellent transport links and can accommodate public access if required.

The unit is situated on the first floor and is accessed via a separate, shared entrance.

Location

10G Samson Close is situated within the well-established George Stephenson Industrial Estate in Killingworth — a highly accessible commercial hub in the North East.

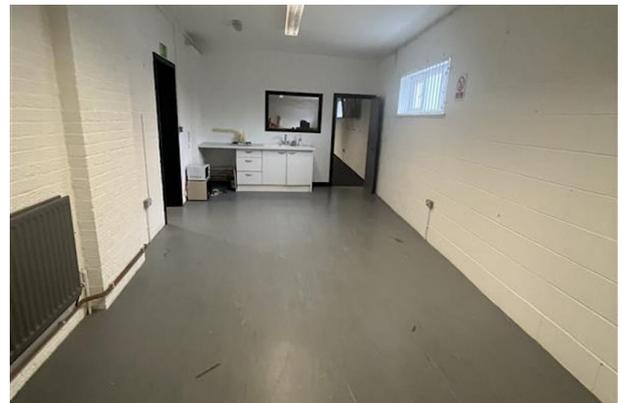
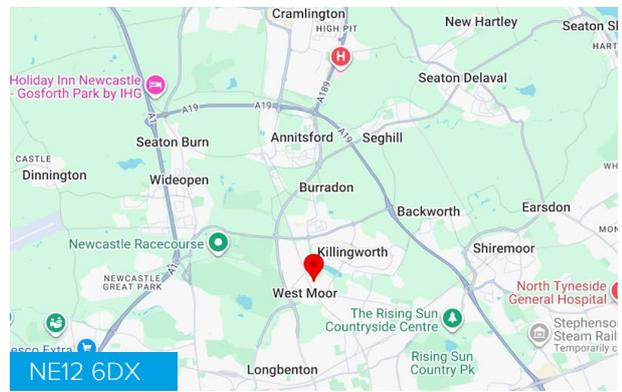
This strategic location benefits from excellent transport links, with local bus routes nearby and easy access to major artery roads including the A19 and A189, providing seamless connections to Newcastle City Centre, the wider Tyne and Wear region and Northumberland beyond.

Killingworth itself is a thriving business and residential area within North Tyneside, with a good mix of industrial, office and support services close at hand. The estate lies approximately 5 miles north of Newcastle City Centre, making it ideal for businesses seeking proximity to urban amenities while maintaining quiet estate positioning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,024	95.13	Available
Total	1,024	95.13	



Viewing & Further Information

Amber Crampton

01609 797 330

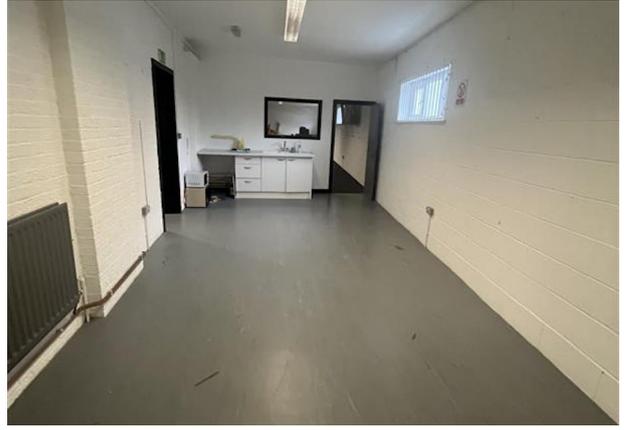
amber.crampton@alignpropertypartners.co.uk

John Routledge

07964 670 579

john.routledge@alignpropertypartners.co.uk

View Properties Here
www.alignpropertypartners.co.uk



Energy performance certificate (EPC)

Unit 10a Samson Close
Newcastle Upon Tyne
NE12 6DX

Energy rating

D

Valid until: **17 May 2033**

Certificate number: **5357-1248-2987-9362-6717**

Property type **Offices and Workshop Businesses**

Total floor area **1,720 square metres**

Rules on letting this property

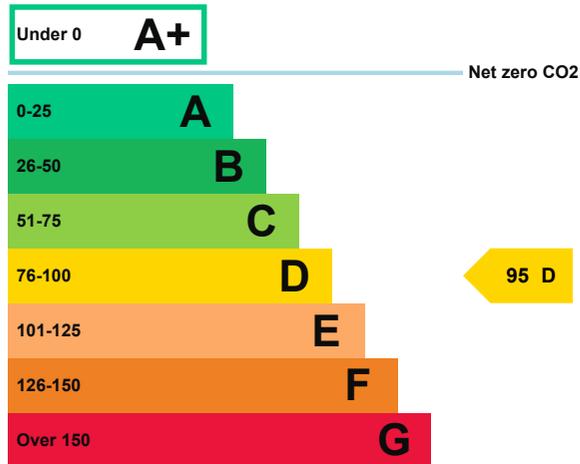
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	17.44
Primary energy use (kWh/m ² per year)	129

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8050-1332-7741-0745-8506\)](/energy-certificate/8050-1332-7741-0745-8506).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Rachel Errington
Telephone	07739 805 405
Email	ray1892@googlemail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001348
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bluesky Property and Assessments
Employer address	94c Tynemouth Road, North Shields, NE30 1EE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 May 2023
Date of certificate	18 May 2023