

# TO LET

South Nelson Industrial Estate,  
Cramlington, NE23 1WF



## Modern Workshop/Storage Unit 104.4m<sup>2</sup> (1,124 sq.ft)

- Attractive secure development of purpose built workshop units
- Unit incorporates ladies & gents WCs
- Electrically operated Insulated sectional loading door
- 3 year lease term
- Rent - £10,150 per annum

## SITUATION

Cramlington is a former new town located 12 miles north of Newcastle upon Tyne and is the industrial focal point of Northumberland. The industrial sector of Cramlington is located approximately 1 mile to the north west of the Town Centre and benefits from modern infrastructure and excellent communications.

The A1 and A19 motorways are within 1 mile of the industrial zone and provide access to the regional and national motorway network.

## DESCRIPTION

The units at South Nelson Industrial Estate offer good quality modern storage / workshop units ideal for small to medium-sized businesses.

The units are steel framed with brick/blockwork walls to a dado level with insulated steel sheeting above. The roof areas are of insulated steel sheet covering incorporating translucent rooflights.

Internally, the units have a clear height of 3.75m and benefit from reinforced concrete floors.

Each unit benefits from a small reception area together with WC facilities (including disabled).

An internal estate roadway provides vehicular access to the units by way of electric insulated sectional up and over loading doors 2.7m wide x 3.5m high. Parking for the use of individual units is also provided to the front.

## SERVICES

Each unit benefits from all mains services including a three phase electricity supply.

The unit has LED lighting and some units benefit from gas fired warm air heating.

## TERMS

The workshops are available on 3 year agreements under which the tenant is responsible for internal repairs and maintenance (including all doors and windows whether internal or external) and the Landlord carries out external repairs and maintenance and building insurance.

## SERVICE CHARGE

A maintenance charge will be levied on the tenants to cover the cost of external repairs and maintenance & upkeep of the external common areas, together with building insurance.

## VAT

All rents are quoted exclusive of Value Added Tax which is chargeable.

## VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

## RENT, RATES & ENERGY PERFORMANCE INFORMATION

Please find details of current availability and rental costs in the following table. Energy performance information is also presented with further information available on request.

Unit	M <sup>2</sup>	Sq.Ft	Rent PA	Maintenance Rent PA	Rateable Value	EPC
Unit 55C	104.4	1,124	£10,650	£1,300	£8,200	D (96)

You may be eligible for business rates or transitional rate relief. Further information is available from the following website <https://www.gov.uk/calculate-your-business-rates>



For further details please contact:



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**Subject to Contract**

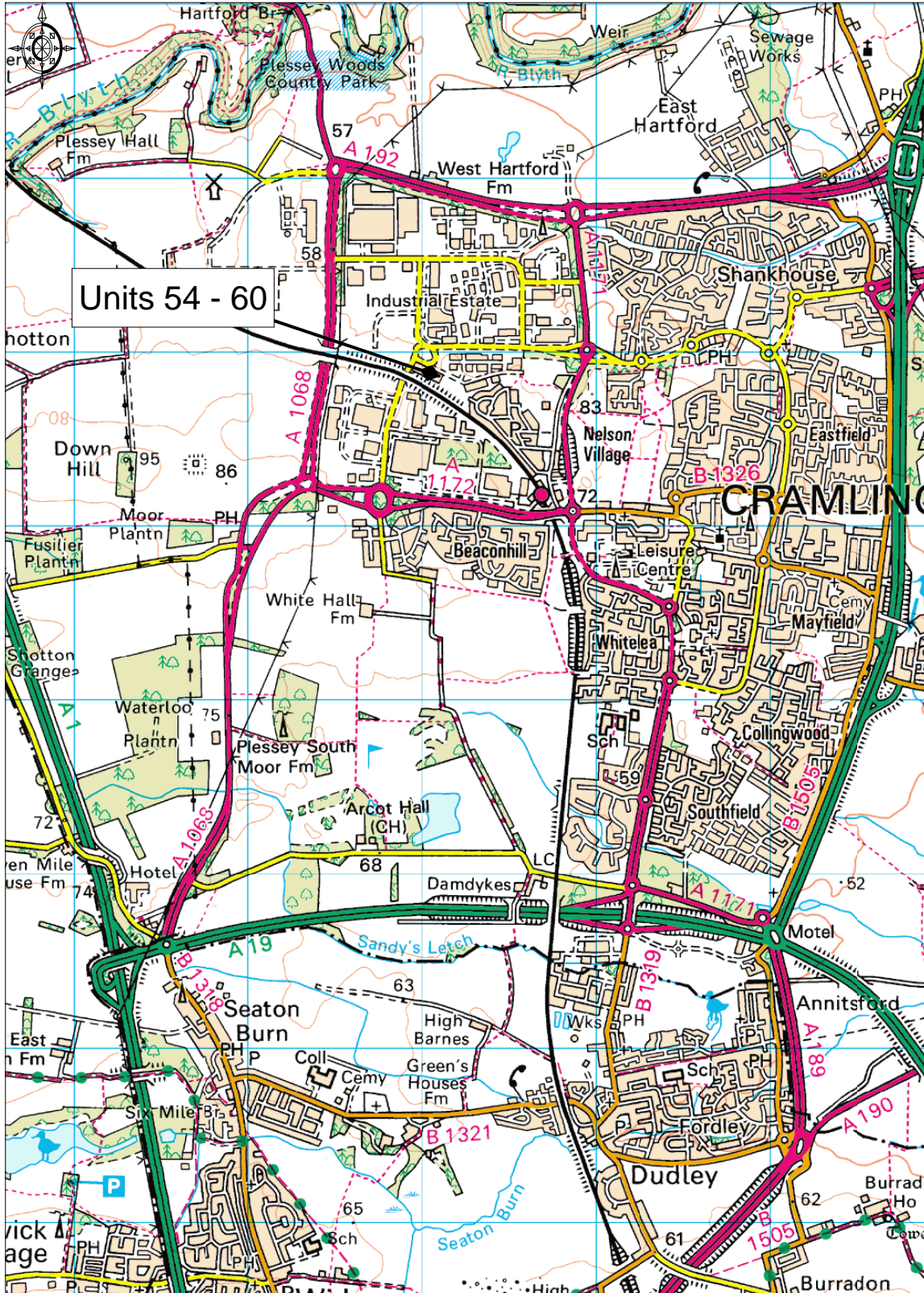
Updated – January 2024

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Units 54 - 60,  
South Nelson Industrial Estate,  
Cramlington



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