

# TO LET

Unit 40B, Colbourne Crescent,  
Nelson Park, Cramlington, NE23 1WB

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## Modern Warehouse / Production Unit 319m<sup>2</sup> (3,433 sq.ft)

- Modern portal frame warehouse / production unit
- Warehouse Area: 212.2m<sup>2</sup> (2,285 sq.ft) with additional mezzanine storage
- Office accommodation & amenities: 53.4m<sup>2</sup> (574 sq.ft) with flexibility to extend offices to first floor
- Full warehouse & office heating and lighting
- Rent: £24,400 per annum exclusive

## SITUATION

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne City Centre.

Access to the principal roadways is excellent with the junction of the A19/A1 lying approximately 2 miles to the south and providing access to the Tyne Tunnel which lies a further 7 miles to the south east.

Please see the attached Promaps showing the exact location of the property.

## DESCRIPTION

This semi detached unit provides good quality warehouse /production space incorporating office accommodation and mezzanine storage.

It is of steel portal frame construction with brick/blockwork to dado level and insulated steel cladding above. The roof has an insulated profile steel sheet covering incorporating translucent rooflights.

Internally the unit has concrete floors throughout and a clear height of 4.9 m. It benefits from a reception area, Ladies & Gents WC facilities and a large office. The mezzanine provides further storage which can also be used for office space if desired.

Vehicle access is via an electric insulated sectional loading door (3.6 m wide x 4.7 m high).

Dedicated staff parking is located to the front.

## SERVICES

The units benefits from all mains services including 3 phase electricity. Lighting to the warehouse area is via Halide units. The office accommodation is centrally heated.

## ENERGY PERFORMANCE

The unit has an Energy Performance Asset Ratings of D(90)

## ACCOMMODATION

The units have been measured on a Gross Internal Area basis and provide the following accommodation:

Description	m <sup>2</sup>	Sq.ft
Warehouse Area	212.2	2,285
Ground Floor Offices/WC	53.4	574
First Floor Mezzanine	53.4	574
<b>Total</b>	<b>319</b>	<b>3,433</b>

## RATING

The unit is assessed at Rateable Value £17,750

## TERMS

The unit is available on terms to be agreed at rents of £24,400 per annum exclusive.

The lease will be drawn on a tenant full repairing basis and there will be an estate service charge to cover the maintenance and upkeep of the estate common parts.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## VIEWING

Strictly by appointment through agents Knight Frank.

Knight Frank is a supporter of the leasing code ([www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk))

Particulars: August 2023

Images: January 2020

For further details please contact:



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**Subject to Contract**

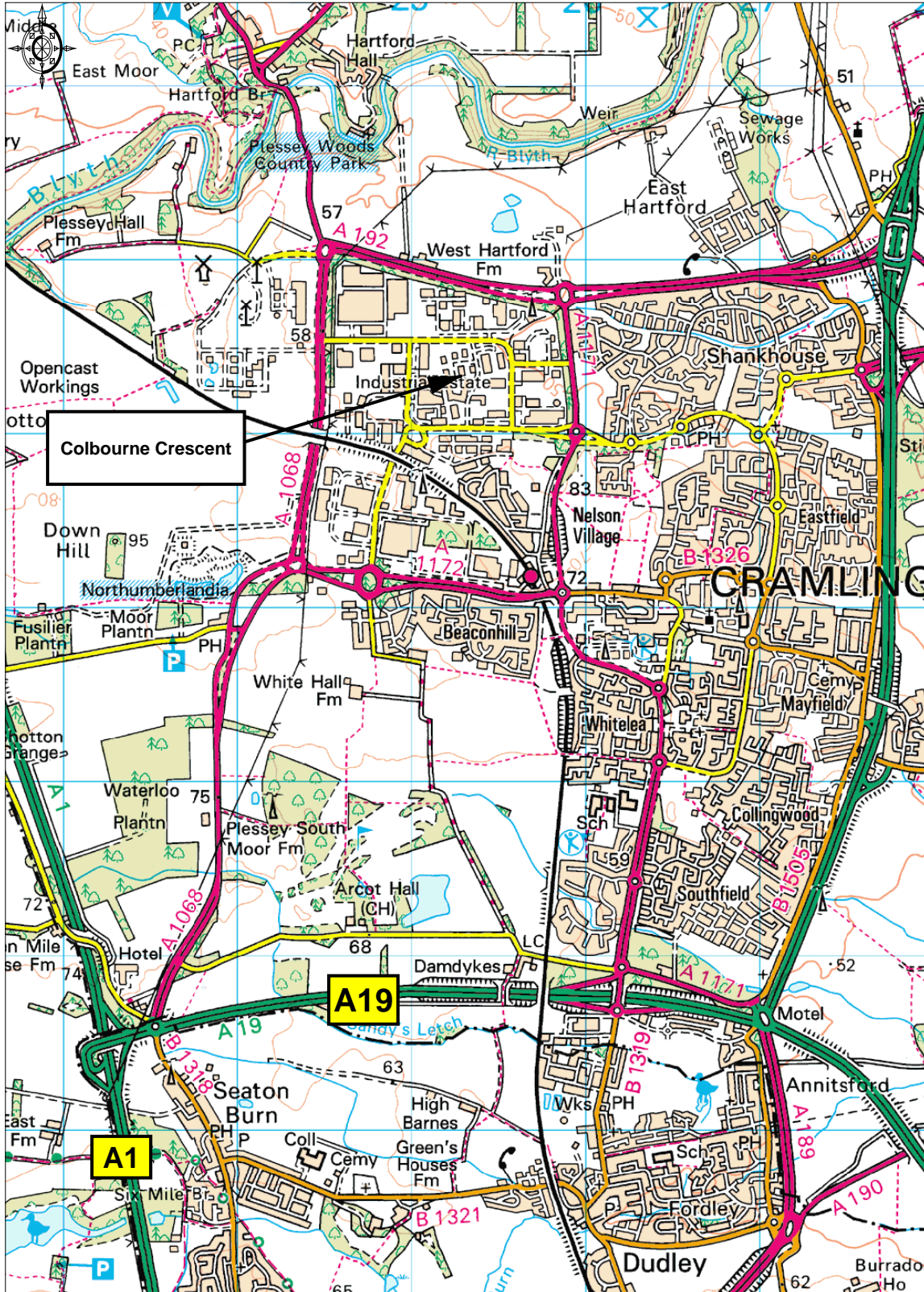


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# Colbourne Crescent Cramlington NE23 1WB



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# Colbourne Avenue, Cramlington

