

TO LET

Northumberland Business Park West,
Dudley Lane, Cramlington, Northumberland,
NE23 7RH



Available in units from 2,909m² (31,312 sq.ft)
to 11,647m² (125,369 sq.ft)

- Prominent factory / warehouse premises
- Excellent location immediately adjacent to the A19
- Two storey office and welfare area: 1,549m² (16,672 sq.ft)
- Internal clear height: 6.2m to main factory and 7m to warehouse extension
- Large power supply up to 1.5MVA
- New Lease
- Rents from £125,000 per annum exclusive

SITUATION

The Northumberland Business Park lies approximately 1 mile south of Cramlington Town Centre immediately adjacent to the A19 trunk road. The site is extremely well located being approximately 8 miles north of Newcastle upon Tyne city centre and within 2 miles of the A1 and 5 miles from the Tyne Tunnel entrance.

Please see attached site and location plans for further information.

DESCRIPTION

The property is formed in two sections, firstly the original factory area which was constructed circa 1971. To the rear is a more recent warehouse extension developed in 1992 which is formed in two bays with the addition of a side loading bay with dock level access.

The main factory is of steel framed construction with a flat roof supported on steel trusses. The factory area has an internal clear height of 6.2m and incorporates a central welfare and works office block, part of which was recently refurbished.

There are 2 level access doors and a dock level access door on the north elevation and 2 level access doors along the southern elevation.

At the front of the factory area is a part single part two storey block providing the main office area and welfare facilities in addition to which there is a small factory shop installed by the previous occupiers.

The office accommodation is formed in a series of private and large open plan areas all of which have lay in grid suspended ceilings, fluorescent lighting and data/power points left by the previous occupier.

The rear warehouse was built as a free standing structure although there is a link corridor along the northern elevation connecting it to the main factory. The warehouse is of conventional portal framed construction with an internal clear height of 7m.

For further details please contact:



MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

SIMON HAGGIE
0191 5945009 or 07798 570603
Simon.haggie@knightfrank.com

Subject to Contract

The warehouse benefits from pallet racking left by the previous occupier with in-rack sprinklers.

The rear warehouse has a level access loading door and 2 dock loading doors along the north elevation and a further two dock loading doors with dock levellers to the southern loading bay.

Externally the property is bounded by roadway on all sides and has a large car park to the front of the office area providing space for approximately 200 vehicles.

There is also an area of trailer parking to the rear of the warehouse extension.

SERVICES

The property benefits from all mains services including a substantial electricity supply of 1.5MVA. The main building and the extension are both fully sprinklered and there is a full fire alarm system.

Heating to the offices is provided by way of individual air conditioning units. There isn't currently operational heating in the factory or warehouse areas.

ACCOMMODATION

The property provides following gross internal areas:-

Description	m ²	Sq.ft
Ground Floor Offices/WCs	901	9700
Factory Shop	111	1,194
First Floor Offices/Plant Room	648	6,972
Factory/Stores	5,870	63,187
Works WC/Office Block	371	3,994
Mezzanine offices	371	3,994
Rear Loading Bay	218	2,344
Link Section	248	2,672
Warehouse Extension	2,909	31,312
Total	11,647	125,369

RATEABLE VALUE

The property is currently assessed as a whole at rateable value £305,000 and the rates payable for the financial year 2019/20 are £153,720.

TERMS

The landlord is prepared to offer the building to let either as a whole or subdivide it between the main factory/offices and the warehouse extension at the following rentals:-

- Main Factory/Offices - £325,000 per annum
- Rear Warehouse - £125,000 per annum
- Whole Property - £430,000 per annum

ENERGY PERFORMANCE

The property has an Energy Asset Performance Rating of D85.

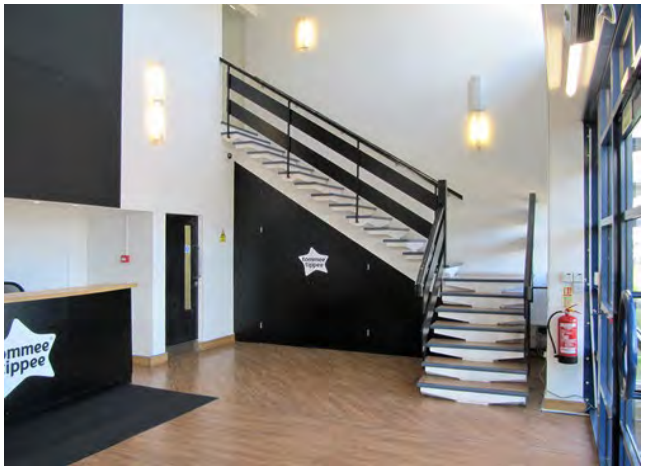
VAT

All prices and rents are quoted exclusive of VAT and will be subject to VAT the prevailing rate.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Image: August 2018
Particulars: April 2019
Updated: Nov 2022



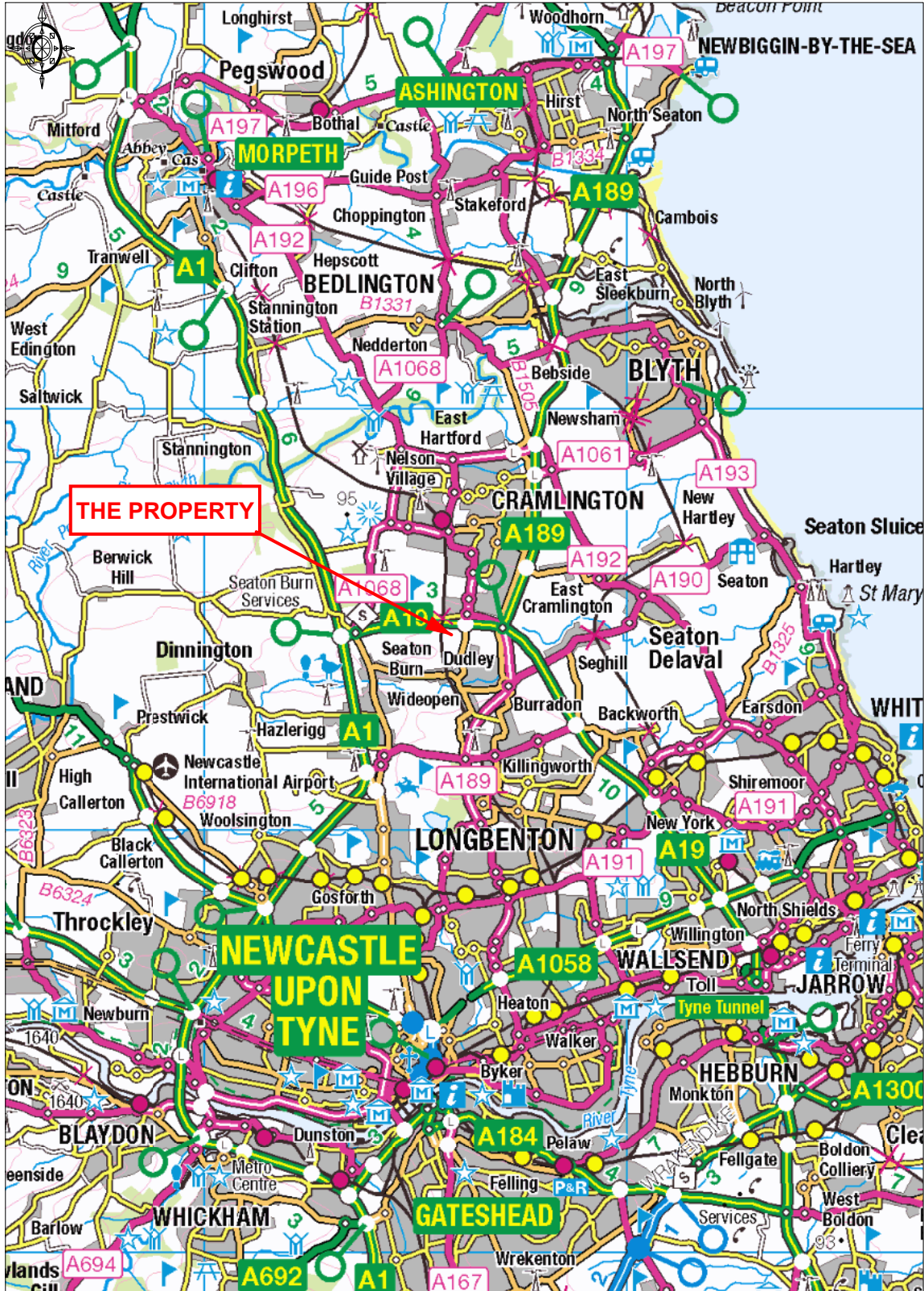


IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Northumberland Business Park West
Dudley Lane, Cramlington



Promap
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2019. All rights reserved.
Licence number 100022432. Plotted Scale - 1:144200

NBPW - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Former Tommee Tippee Premises
Northumberland Business Park West
Cramlington

