

# To Let

Baker Road, Nelson Park West,  
Cramlington, NE23 1WL



**Purpose built workshop with large yard  
629m<sup>2</sup> (6,679 sq.ft) Yard 0.24 ha (0.58 acres)**

- Recently constructed HGV workshop with vehicle inspection pit
- 4 No. large electrically operated roller shutter loading doors
- Small office, stores and welfare block over two floors
- Extensive concrete yard area with further hardstanding
- Rent £57,000 per annum exclusive of VAT
- Further high quality office space available in separate block by negotiation

## SITUATION

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne City Centre. Nelson Park West lies a little over a mile to the north west of Cramlington town centre and enjoys excellent access to the principal roadways with junction of the A19/A1 lying approximately 2 miles to the south and the Tyne Tunnel lying a further 7 miles to the south east.

Please see the Ordnance Survey site and location plans for more detailed directions.

## DESCRIPTION

This purpose built HGV workshop facility was completed in 2020 and is of steel framed with insulated profile steel cladding to the elevations. The roof is double pitched and also of insulated profile steel construction incorporating double skin translucent rooflights.

The workshop has an internal clear height of 6.1m with reinforced concrete floors incorporating a vehicle inspection pit.

Within the unit is a two storey block providing stores and WC facilities to the ground floor and office and canteen at mezzanine level.

Vehicular access is via 4 No. electrically operated steel roller shutter doors each 5m wide x 6m high.

There is a large secure concrete yard area providing excellent HGV parking and turning space.

There is further office space available in the adjoining building if required. The accommodation is over two floors with a general office and 2 large private offices at ground floor centred around a feature entrance area and a further large meeting room at first floor.

## SERVICES

The workshop benefits from all mains services including a three phase electricity supply.

There is no fixed means of heating and lighting is by way of LED fittings.

Heating to the independent office space is by way of thermostatically controlled radiators served by a central boiler and lighting by way of fluorescent strips.

The offices also have a hydraulic passenger lift, a full fire alarm system and burglar alarm.

## ACCOMMODATION

The workshop has been measured on gross Internal area basis and the separate offices on a net internal basis as follows:

Description	m <sup>2</sup>	Sq.ft
Workshop area	558.5	6,011
GF WC/Stores	35.2	379
Mezz office/canteen	35.2	379
<b>Workshop Total</b>	<b>628.9</b>	<b>6,769</b>
Concrete Yard Area	2,350	0.58 acres
<b>Additional Offices</b>		
Ground floor offices	72.8	784
First floor meeting room	39.6	426
<b>Total</b>	<b>112.4</b>	<b>1,210</b>

## RATING

The property is on a single rating assessment and the landlord recovers the rates on a pro rata floor area basis as follows:-

Workshop & Yard - £14,500 pa

Additional Offices - £4,220 pa

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C51.

## TERMS

The workshop & yard are offered either independently of the offices or as a whole on a new lease for a term to be agreed on the following rentals:-

Workshop & Yard - £57,000 pa

Additional Offices - £12,100 pa

## VAT

All rents are quoted exclusive of VAT.

## VIEWING

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



For further details please contact:



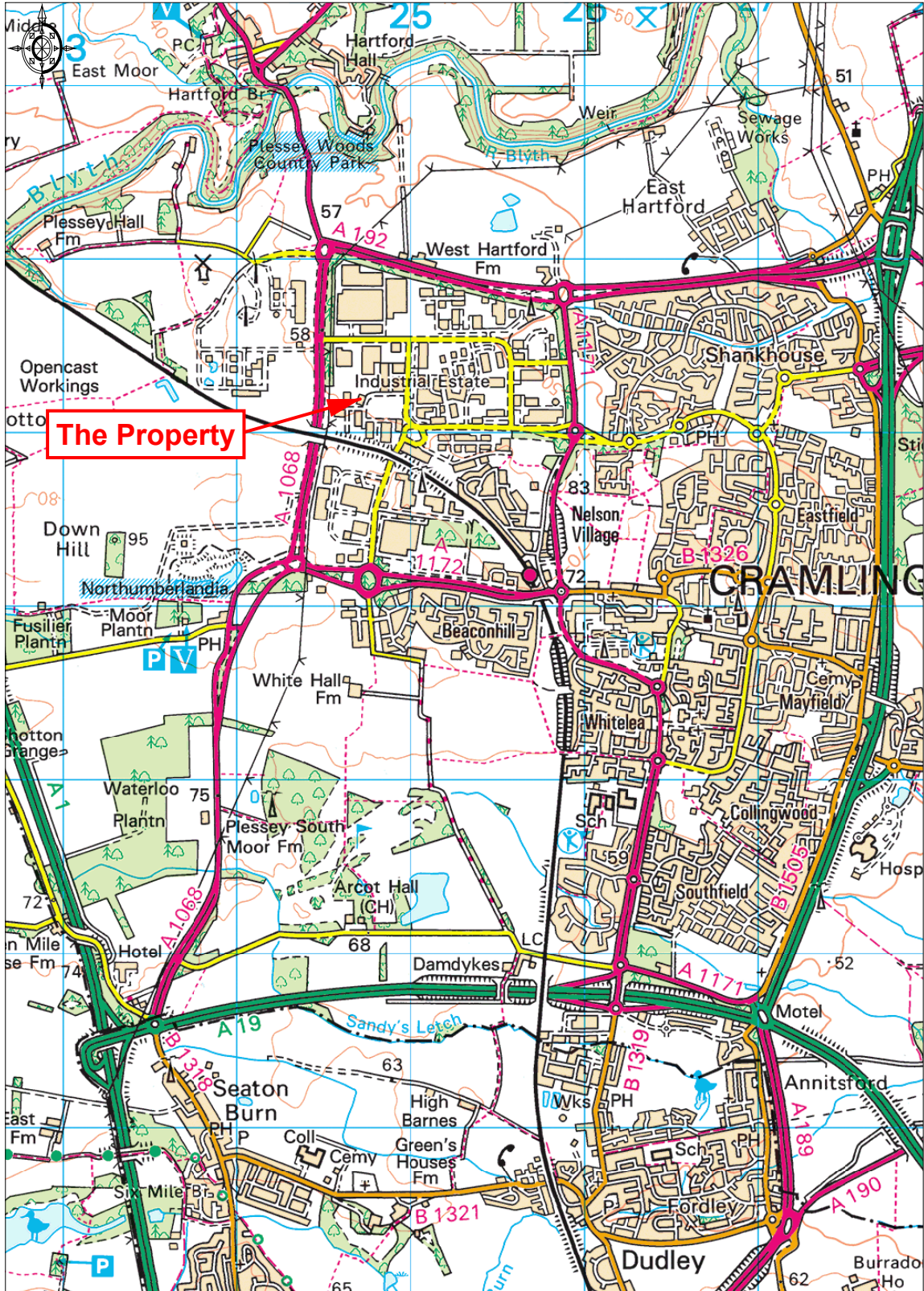
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**Baker Road,  
Nelson Park West,  
Cramlington**



**The Property**

**CRAMLINGTON**

