

TO LET

Unit 8, Arcot Court, Nelson Park West,
Cramlington, NE23 1BB



Modern Mid Terrace Industrial Unit 600.2 m² (6,460 sq ft)

- Modern warehouse unit with two storey office space
- Established industrial estate only two miles from the A1/A19 junction
- Total Area: 600.2 m² (6,460 sq ft) incorporating 215.8 m² (2,323 sq ft) of office space
- Fully fitted offices including canteen and shower facilities
- New Lease: Rent £45,000 per annum

Situation

Cramlington is located 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 2 miles to the south.

Description

This mid terrace industrial unit was completed in 2005 and benefits from the following specification:

Warehouse

- Steel Portal Frame construction
- Insulated steel sheet cladding and roof
- Reinforced concrete floors
- Sectional loading door (3.4 m wide x 4.0 m)
- 5 m clear internal height
- 3 phase power supply
- Low bay fluorescent units
- Ceiling mounted gas blower heater

Office / Staff Amenities

- Two storey office accommodation
- Kitchen/canteen
- Male/female/disabled WC and shower facilities
- Suspended ceilings with recessed lighting
- Gas central heating
- Dedicated car parking spaces

Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition) and approximate floor areas are set out as follows:

	M ²	Sq Ft
Warehouse	384.4	4,138
Office (Ground Floor)	78.1	841
Office (First Floor)	137.7	1,482
Total (GIA)	600.2	6,460

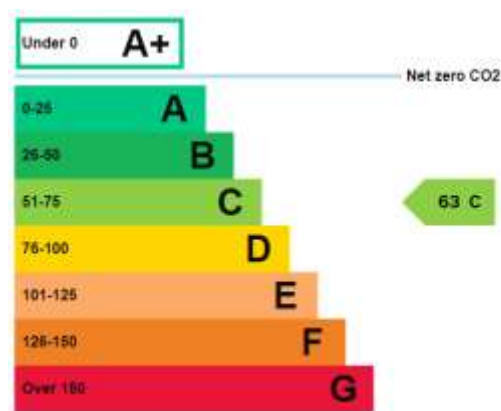


Rating

According to the Valuation Office Agency website the property has a Rateable Value of £29,000. For further information including how much you might expect to pay in rates, please visit www.voa.gov.uk.

Energy Performance

The property has an Energy Performance Asset Rating of C. Further information is available on request.



Service Charge

A service charge is payable to cover the cost of maintenance and upkeep of the external common areas; i.e. roads, footpaths, car parking and the grassed areas. The 2024 service charge allocated to Unit 8 is £617.

Terms

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £45,000 pa exclusive.

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals, service charge and insurance.

Viewing

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

Particulars: July 2024



For further details please contact:



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Subject to Contract

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