



Development Land

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

- Excellent prominence and access to A19 trunk road
- Development plots from 0.62 HA (1.53 acres) to circa 1.07ha (2.64 acres)
- All mains services available
- Suitable for a range of industrial/warehouse, office and roadside uses
- Design & build bespoke packages
- Occupiers include VW Skoda, Messer Griesheim, Moorview Veterinary Hospital and Fergy Self Store

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD
email: www.knightfrank.com

Situation

The Northumberland Business Park West lies approximately one 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.

The Development

This prominent estate includes a range of modern factory/warehouse buildings together garage showroom and Veterinary premises all of which are currently tenanted.

There remains two fully serviced development plots available which may be capable of subdivision.

The available plots comprise 0.62ha (1.53 acres) and 1.07ha (2.64 acres)

Please see the attached Ordnance survey plans for further details.

Services

The plots will be provided with mains supplies of gas and water, together with 3 phase electricity. Foul and surface water drainage will also led to the boundary of each plot.

Terms

Our client is willing to consider either sales of development plots by way of long ground leases or purpose built units on either sale or letting basis.

Legal Costs

The ingoing tenant is to be responsible for the landlord's costs in connection with the preparation and execution of the lease.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

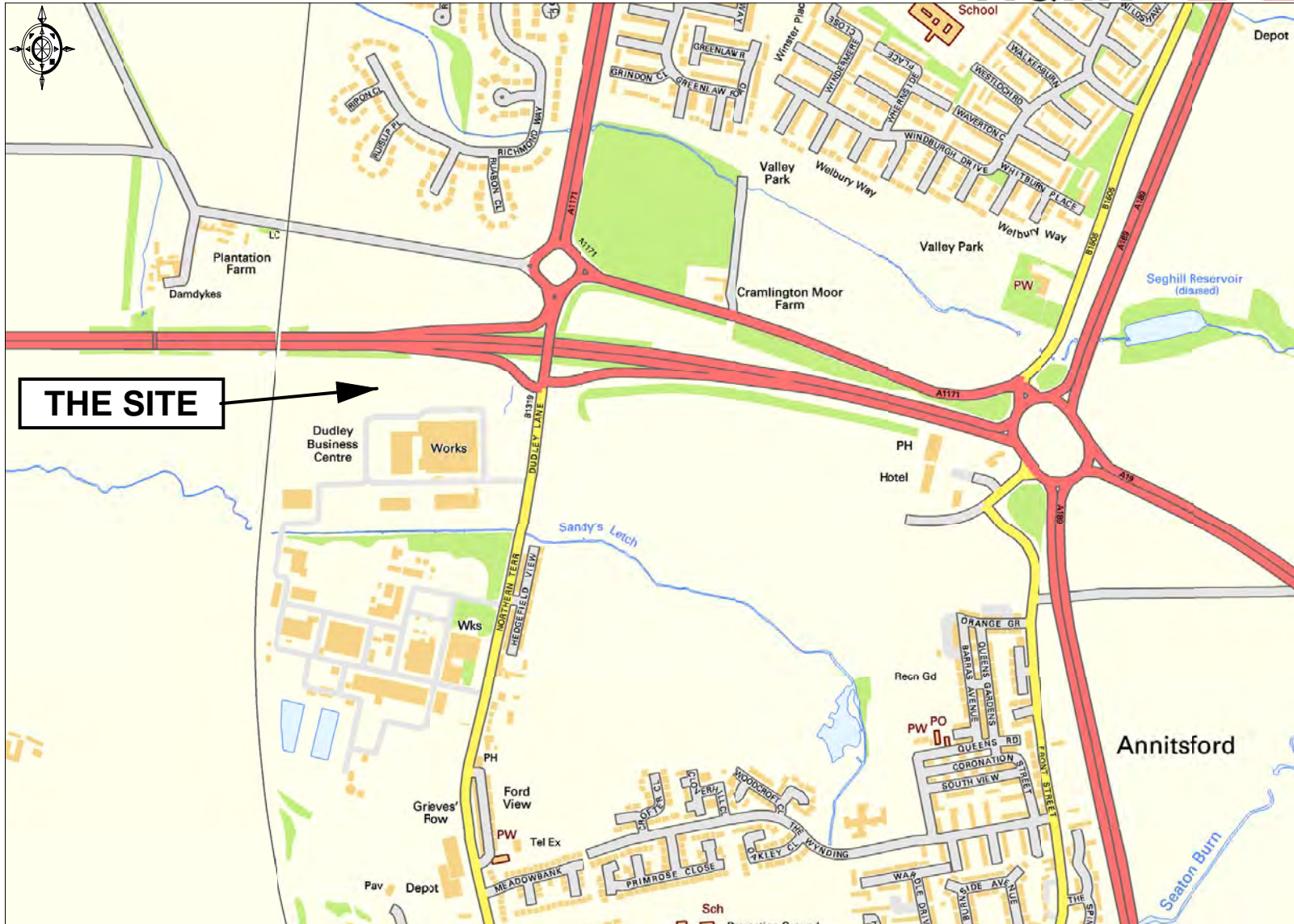
Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars & Image updated - Sept 2018

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Northumberland Business Park West
Dudley Lane,
Cramlington



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Northumberland Business Park West - map

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Cramlington

