

FOR SALE



Sanderson
Weatherall

INDUSTRIAL UNIT

Unit 19A Atley Way, North Nelson Industrial Estate, Cramlington NE23 1WA



Key Points

- **Unique Long Leasehold Opportunity**
- **Industrial Unit with Ancillary Two Storey Offices**
- **Sought after Location**
- **GIA: 44,783 sq ft (4,160.49 sq m)**
- **Offers in the Region of £1.9m**
- **Subject to Contract**

Location

Cramlington is located approximately 9 miles north of Newcastle upon Tyne and benefits from good road communications, being in close proximity to the A19 and A1 providing access to Northern England and Scotland to the North and Newcastle city centre to the south.

Cramlington which has a population of some 29,405 (census 2011) is Northumberland's most important town for modern industry with major employers including Aesica, Avery Dension, AAF, Merck Sharp & Dohne.

The subject property is situated in the north western sector of Cramlington on North Nelson Industrial Estate, one of the primary estates within the town.

North Nelson Industrial Estate is situated at the northern boundary of Cramlington just to the south of the A192. The area is a well-established industrial location and nearby occupiers include Cramlington Precision Forge, Thermo Fisher Scientific and Nicholson Heating Services.





Description

The subject property is a purpose built industrial and engineering works, of steel portal frame construction with profile metal sheet cladding to the upper parts and roof of a dual skin nature, with translucent roof lights inset. The lower walls are of brick or block type. The office accommodation is situated to the south of the building and is of a two-storey, cavity brick nature with a flat, believed to be mineralised felt covered roof. Internally the offices have plastered and painted walls and in general carpeted flooring.

The building also benefits from crantage including a 10 tonnes travelling crane and a number of 750kg pillar cranes. Heating is by way of a gas blown air system in the factory. Minimum eaves height is 5.92 metres to the haunch.

Accommodation

We understand that the accommodation provides the following gross internal areas;

Description	sq m	sq ft
Ground Floor Workshops and Production	2,933.84	31,580
Offices	449.98	4,843
First Floor Offices	449.98	4,843
First Floor Works Offices	326.70	3,517
Total	4,160.49	44,783

Tenure

The property is held on a 125 year long leasehold interest commencing 12 June 1984.





Price

We are instructed to seek offers in the region of £1.9m for the benefit of our clients long leasehold interest.

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band E (105). A full copy of the EPC is available upon request.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.

Legal Costs

Each party to bear their own legal costs.

VAT

All rents/prices quoted are deemed exclusive of VAT where chargeable.



Further Information

Strictly by prior appointment with the agents:

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or

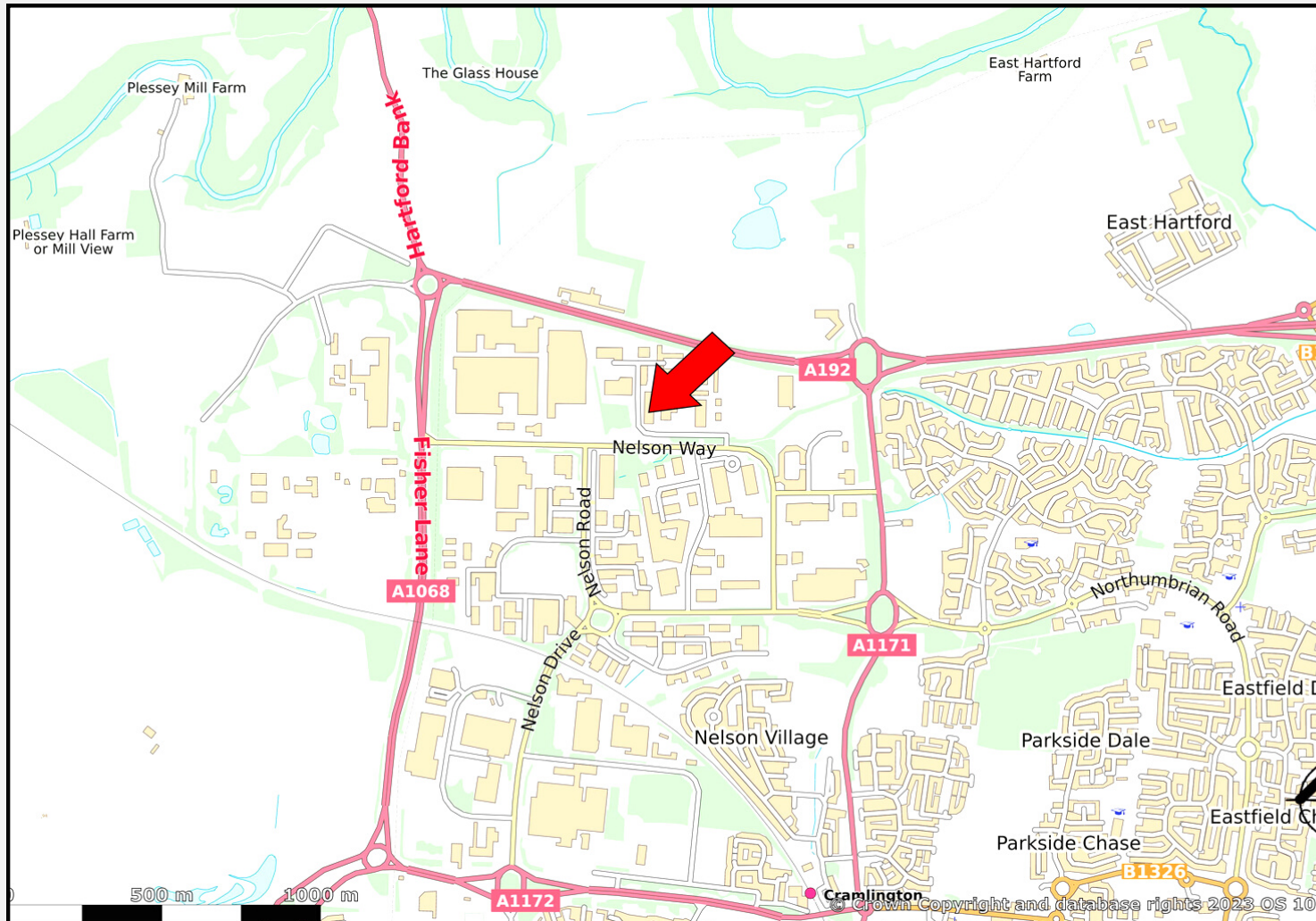
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