

NELSON BUSINESS PARK



TO LET

NEWLY REFURBISHED

WAREHOUSE / PRODUCTION UNITS

15,000 sq ft – 130,000 sq ft

NELSON BUSINESS PARK



NELSON WAY, NELSON INDUSTRIAL ESTATE,
CRAMLINGTON, NORTHUMBERLAND NE23 1BL



IN BRIEF

- New refurbished warehouse / production units
- Units from 15,000 sq ft – 130,000 sq ft
- Located within a secure yard compound
- Flexible terms and competitive rents
- Available Summer 2015.

To Blyth (3.5 miles) and Ashington (6 miles)

South to Tyne Tunnels (6.5 miles)

A189

A19

To A1
and North

CRAMLINGTON

NELSON
VILLAGE

NELSON INDUSTRIAL ESTATE

To A189
(1.5 miles)
and Blyth
(5 miles)

To A1
(3 miles)

NELSON WAY

SITE

FISHER LANE

A192

A1068

To Morpeth
(5.5 miles)

3

LOCATION

The subject site is located at Nelson Way, at the entrance of Nelson Industrial Estate.

It offers excellent transportation links via the A189 which provides movement north and south via the A19 and A1 road networks.

Cramlington is located 10 miles north of Newcastle upon Tyne, 7 miles south of Ashington and 26 miles north of Durham.

The town is located approximately 1 mile to the west of the site, which benefits from local amenities and services.

The exact location is shown on the attached plan for identification purposes.

DESCRIPTION

The property comprises a substantial detached industrial and warehouse building, which will be subdivided into smaller self-contained refurbished accommodation.

The premises will be fitted out to a basic standard offering, vehicular access doors, main services, lighting and WC & welfare facilities.

Further fit out works can be carried out by the landlord subject to rent.

An exact specification can be provided upon request.

Externally there is a secure compound and yard areas with a single secure point of access / egress onto Nelson Way.

Additional expansion land is available to the rear.



FLOOR PLAN

ACCOMMODATION

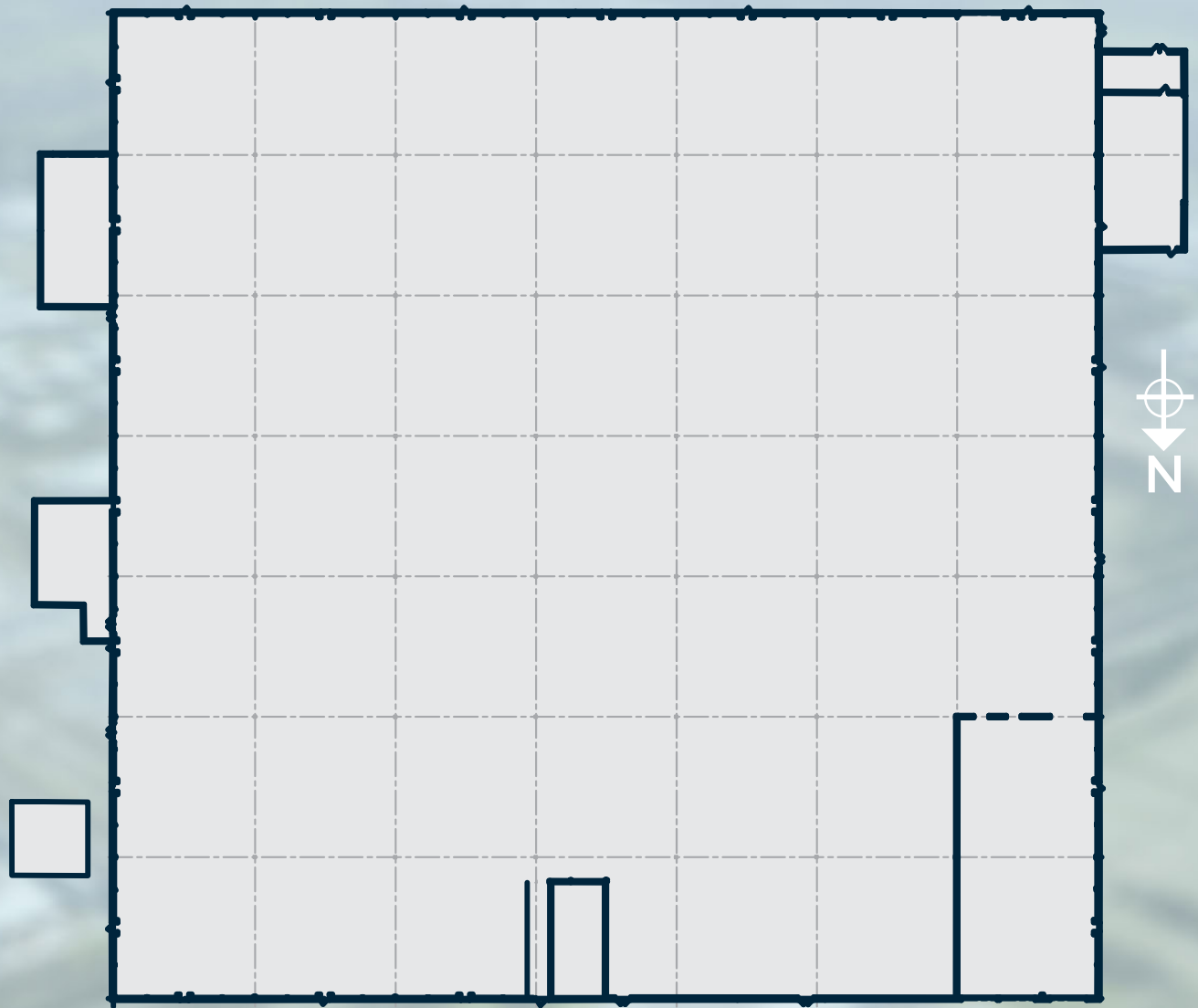
From the proposed layout plans the accommodation can be subdivided from 15,000 sq ft up 130,000 sq ft.

Exact areas are not defined and all size requirements within those ranges can be considered.

Full details upon request.

EPC

To be issued on completion of refurbishment and made available on request.



RATING ASSESSMENT

The property will need to be reassessed upon occupation.

All parties should contact the local Rating Authority for further clarification.

SERVICES

All main services are provided to the property.

SERVICE CHARGE

A service charge may be payable for the up keep and maintenance of common areas.

PLANNING

We understand that the property has consent for uses within Class B1, B2 and B8 of the Town and Country Planning (Use Classes) (England) (Amendment) Order 2005.

All interested parties should satisfy themselves as to their planning consent requirements with Northumberland County Council Planning Department.

TERMS

The property is available in part or as a whole on new Full Repairing and Insuring leases.

RENT

Full details upon request – subject to fit out specification.

LEGAL COSTS

Each party is to be responsible for their own costs in connection with the transaction.

GRANT ASSISTANCE

For further information on the comprehensive package of financial assistance for businesses within Northumberland please contact;

ARCH Group

Tel: 01670 528 400

Email: info@arch-group.co.uk

VAT

All rents quoted are exclusive of VAT.

NELSON BUSINESS PARK



FOR VIEWING AND FURTHER INFORMATION ...

(Viewing strictly by arrangement with one of the joint agents.)



Frew Pain
& PARTNERS

0191 229 9517

www.frewpain.co.uk

James Pain 07841 871710
james.pain@frewpain.co.uk



**Sanderson
Weatherall**

0191 261 2681

sw.co.uk

Richard Scott 0191 269 0154
richard.scott@sw.co.uk

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