

**PROPOSED NEW INDUSTRIAL DEVELOPMENT**  
**TO LET / FOR SALE**

UNITS FROM 7,000 SQ FT UP TO 180,000 SQ FT



## LOCATION

Cramlington is located approximately 8 miles north of Newcastle upon Tyne and 7 miles south east of Morpeth. The area has excellent road connectivity with the A1, A19 and A189 trunk roads all within easy reach which provide access to Newcastle, North Tyneside and South Tyneside and Sunderland via the Tyne Tunnel.

Bassington Industrial Estate is situated in the north west of Cramlington industrial area with access off Fisher Lane A1056 which connects to the junction of the A19/A1 interchange at Seaton Burn. Cramlington town centre with its amenities is approximately 1 mile south east.

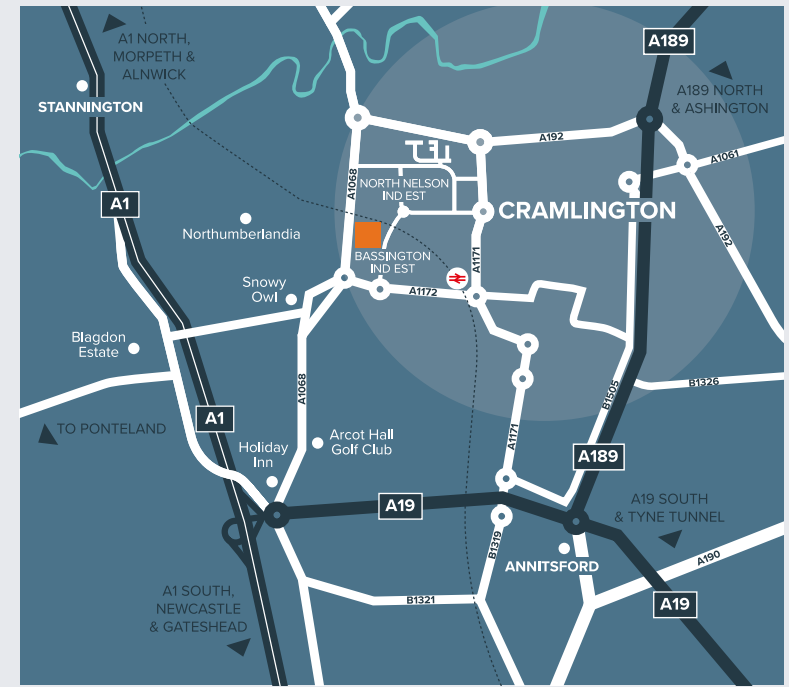
The site fronts onto Nelson Drive within Bassington Industrial Estate where occupiers closely include Daikin, AAF, Miller UK, PHC and CMC.

## DESCRIPTION

The site is rectangular in shape and provides approximately 8.9 acres (3.9 hectares).

The proposed units will benefit from the following outline specification but can be tailored to suit individual requirements:

- Steel portal frame construction
- Detached and semi detached units
- Insulated cladding and roof including intermittent roof lights
- Clear internal minimum height of 6m
- Sectional overhead doors to warehouse
- Office accommodation with attractive full height glazing to reception area
- Mezzanine with windows above suitable for storage or extending office accommodation over 2 storeys
- Ample parking spaces to the front
- Separate secure service yards





## ACCOMMODATION

The masterplan shown together with schedule below is an outline of units that can be available on site, however occupier requirements can be built to suit potentially up to 1,672 sq m (180,000 sq ft) in a single unit.

	SQ M	SQ FT
Unit 1	1,421	15,295
Unit 2	655	7,050
Unit 3	655	7,050
Unit 4	655	7,050
Unit 5	1,101	11,851
Unit 6	1,265	13,616
Unit 7	789	8,492
Unit 8	655	7,050
Unit 9	655	7,050
Unit 10	655	7,050
Unit 11	945	10,171
Unit 12	655	7,050
Unit 13	655	7,050
Unit 14	945	10,171







## PLANNING

The District Local Plan shows that the site falls within land allocated for local/general employment and business park use and Policy W1 of the Blyth Valley District Local Plan states that planning permission would normally be granted for B1, B2 and B8 uses.

## TERMS

The units are available to lease on full repairing leases for a term to be agreed or alternatively for sale on a long leasehold basis. In addition a sale of all or part of the site will be considered.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



## CONTACT

All interest contact the joint agents Naylor's or McGillivray Chartered Surveyors:

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