



TO LET

Assignment/ Sub-let Basis

Unit 5 Network Centre
Colbourne Avenue
Nelson Park
Cramlington
NE23 1WD

- Lease Expiry August 2022
- Rent £11,114 per annum with no further review
- Total GIA 4,194 sq ft (389.61 sq m)
- Subject to Contract

Location

Cramlington is a former new town located 8 miles north of Newcastle upon Tyne and is the industrial focal point of Northumberland. The industrial sector of Cramlington is located approximately 1 mile to the north west of the town centre and benefits from modern infrastructure and excellent communications. The A1 and A19 motorways are within 1 mile of the industrial zone giving access to the regional and national motorway network. The premises are located in an established position on Nelson Industrial Estate fronting Colbourne Avenue and accessed off Nelson Drive, one of the main thoroughfares through the prime industrial zone. Occupiers in the area include: Elite Fitness, Forresters Domestic Appliances, Rahams Plumbing Merchants, Euro cell and Fermeda. It is noteworthy that there are no other currently vacant units on the same estate as the subject property.

Accommodation

The property benefits from the following approximate gross internal areas:-

Description	Sq m	Sq ft
Ground Floor Warehouse	258.88	2,787
Mezzanine	130.73	1,407
Total	389.61	4,194

Description

The subject property is high quality end of terrace industrial unit of steel portal frame construction with block and profile metal cladding elevations and a profile metal clad pitched roof.

The storage/warehouse space benefits from:-

- Mezzanine level
- Powermatic gas fed blow heater
- Single electric up and over roller shutter door
- Fully fitted trade counter area
- Office area
- WC facility and kitchen space
- Minimum eaves height 5.1 m
- Maximum ridge height of 6.1 m

Service Charge

A service charge of £3,165.50 per annum will remain until lease expiry.

Rent

The property is available by way of an assignment/sub-lease basis with lease expiry 9 August 2022. The current rent is £11,114 per annum with no further rent reviews.

Rateable Value

The property is listed in the 2017 Rating List at a rateable value of £14,586.

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Northumberland County Council).

Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction.

EPC

The Energy Performance Asset Rating is Band C (52). A full copy of the EPC is available for inspection upon request.

VAT

All prices are deemed exclusive of VAT.



Viewings and Further Information

Strictly by prior appointment with the agents:

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Contact: Mark Convery
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