

TO LET

Unit 38, Colbourne Crescent, Nelson
Park, Cramlington, NE23 1WB



Modern Warehouse / Production Unit 1,234.74 m² (13,291 sq ft)

- Modern portal frame warehouse / production unit
- Warehouse Area: 795.3 m² (8,561 sq ft) with additional mezzanine storage
- Office accommodation & amenities: 219.7 m² (2,365 sq ft) with flexibility to extend offices to first floor
- Full warehouse and office heating and lighting
- Rent: £62,100 per annum exclusive

SITUATION

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne City Centre.

Access to the principal roadways is excellent with the junction of the A19/A1 lying approximately 2 miles to the south and providing access to the Tyne Tunnel which lies a further 7 miles to the south east.

Please see the attached Promaps showing the exact location of the property.

SPECIFICATION

This newly refurbished detached unit provides high quality warehouse / production space incorporating office accommodation and mezzanine storage on a secure site.

The unit benefits from the following specification:

Office

- Newly refurbished
- Aluminium framed double glazing
- Suspended ceilings
- Inset lighting & central heating
- Attractively finished kitchen & WC facilities
- Flexibility to extend offices at 1st floor level
- Large dedicated staff / visitor car park (24 spaces)

Warehouse / Production Area

- Steel portal frame construction
- Insulated cladding / roof (inc. translucent panels)
- Reinforced concrete floor
- Clear internal height of 4.65 m
- Electrically operated sectional up and over door
- Concrete storage mezzanine above offices
- 3 phase electricity
- High bay lighting
- Gas blower heating
- Large dedicated service yard with perimeter fence
- Overflow parking if required

For further details please contact:



ACCOMMODATION

The unit has been measured on a Gross Internal Area basis and provides the following accommodation:

Description	m ²	sq ft
Warehouse Area	795.34	8,561
Ground Floor Offices/WC	219.70	2,365
First Floor Mezzanine	219.70	2,365
Total	1,234.74	13,291



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Particulars: January 2019
Images: January 2019
Subject to contract

RATING

According to the Valuation Office Agency (www.voa.gov.uk) the unit has a Rateable Value of £48,000. Rates payable for 2018/19 are estimated to be £23,040.



TERMS

The unit is available on a full repairing and insuring basis for a term of years to be agreed at a rent of £62,100 per annum.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

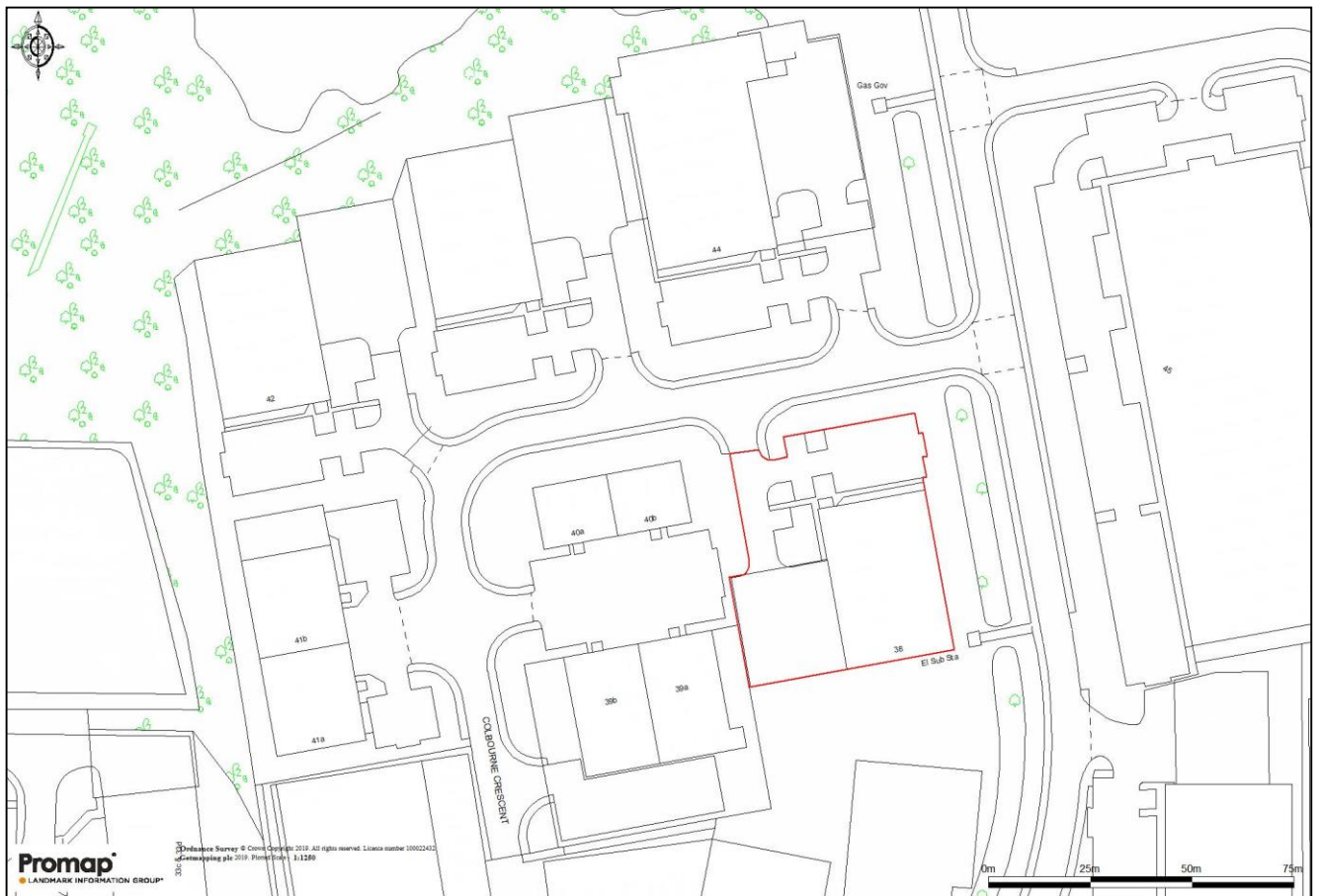
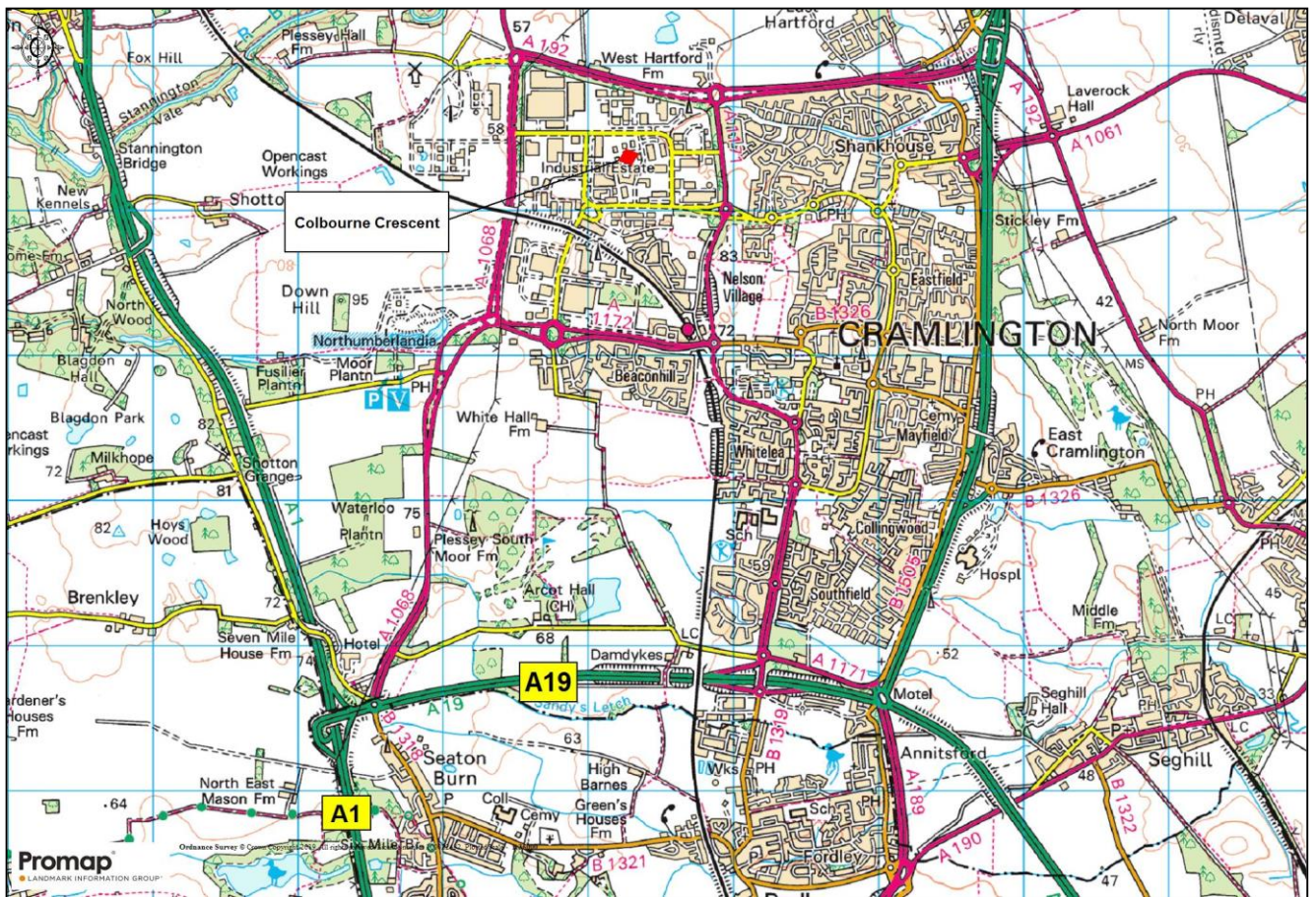
Strictly by appointment through agents Knight Frank.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of D(77).





This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.