

# FOR SALE

Baker Road, Nelson Park West,  
Cramlington, NE23 1WL

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## Impressive Office/Workshop Building 1255m<sup>2</sup> (13,505 sq.ft) on 0.72 ha (1.8 acres)

- Attractive two storey office building with attached workshop / stores
- Large open plan office area with good size meeting rooms/board rooms
- Large entrance area incorporating passenger lift
- Ground floor stores area suitable also for conversion to additional office space
- Extensive concrete yard area with further hardstanding
- Long leasehold interest for sale
- Offers in the region of £1,250,000 subject to contract

## SITUATION

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne City Centre. Nelson Park West lies a little over a mile to the north west of Cramlington town centre and enjoys excellent access to the principal roadways with junction of the A19/A1 lying approximately 2 miles to the south and the Tyne Tunnel lying a further 7 miles to the south east.

Please see the Ordnance Survey site and location plans for more detailed directions.

## DESCRIPTION

This purpose built office and workshop facility was completed in 2009. The main structure is steel framed with feature brickwork and curtain walling / glazing to the eastern elevation with more conventional insulated profile steel cladding to the west elevations and industrial space.

Internally the office accommodation is laid out over two floors centred around a feature entrance area and is predominantly open plan in nature but benefits from a series of meeting/board rooms.

Much of the ground floor space within the two storey section has been left unfitted and is used by the current occupiers as stores but benefits from matching fenestration to the first floor level and in consequence can easily be adapted to provide further office accommodation if required.

The workshop area was built to accommodate a separate part of the occupiers business and as such has its own office and welfare area along with a separate entrance. The workshop space itself has an internal clear height of 5m and incorporates a mezzanine section in the highest part of the building and is served by two electrically operated insulated sectional loading doors.

Externally car parking is provided adjacent to the main office entrance with the remainder of the site being enclosed by a security fence and having a mixture of concrete and unmade hardstanding areas providing for circulation and external storage.

There is in addition a small undeveloped part of the site which is suitable for additional hardstanding or alternatively the further expansion of the building.

## SERVICES

The property benefits from all mains services including a three phase electricity supply.

Heating to the office space is by way of thermostatically controlled radiators served by a central boiler. Heating to the workshop area is by way of gas fired, AmbiRad radiant heaters.

Lighting throughout the property is by way of fluorescent strips.

The building also has a DDA compliant hydraulic passenger lift, a full fire alarm system and a burglar alarm.

## RATING

The property has a Rateable Value of £64,000 and the current rates payable are £31,552

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of \*\*\*.

## TENURE

The property is held by way of a 125 year ground lease from 17 March 2009 at a peppercorn rental.

**For further details please contact:**



**SIMON HAGGIE**

0191 5945009 or 07798570603

[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

**MARK PROUDLOCK**

0191 5945019 or 07766 968891

[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**Subject to Contract**

Particulars & Image - August 2018

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# ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the approximate Gross Internal floor areas recorded as follows:

Description	m <sup>2</sup>	Sq.ft
GF Reception Area / Meeting Room	107.5	1,158
GF Office / Welfare	87.2	938
Workshop	249.5	2,685
Mezzanine	86.8	934
GF Stores	264.7	2,849
FF Board Room / Breakout Area	106.6	1,147
FF Main Office Area & WCs /Kitchen	352.5	3,794
Total	1,255	13,505
Total Site Area	0.724 ha	1.79 acres
Concrete Yard Area	1,534	0.38 acres
Rough Hardstanding	1,852	0.46 acres
Undeveloped Land	1,215	0.3 acres

# TERMS

Our clients are seeking to dispose of their long leasehold interest in the property and offers are sought in the region of £1,250,000 subject to contract.



# VAT

All rents are quoted exclusive of VAT.

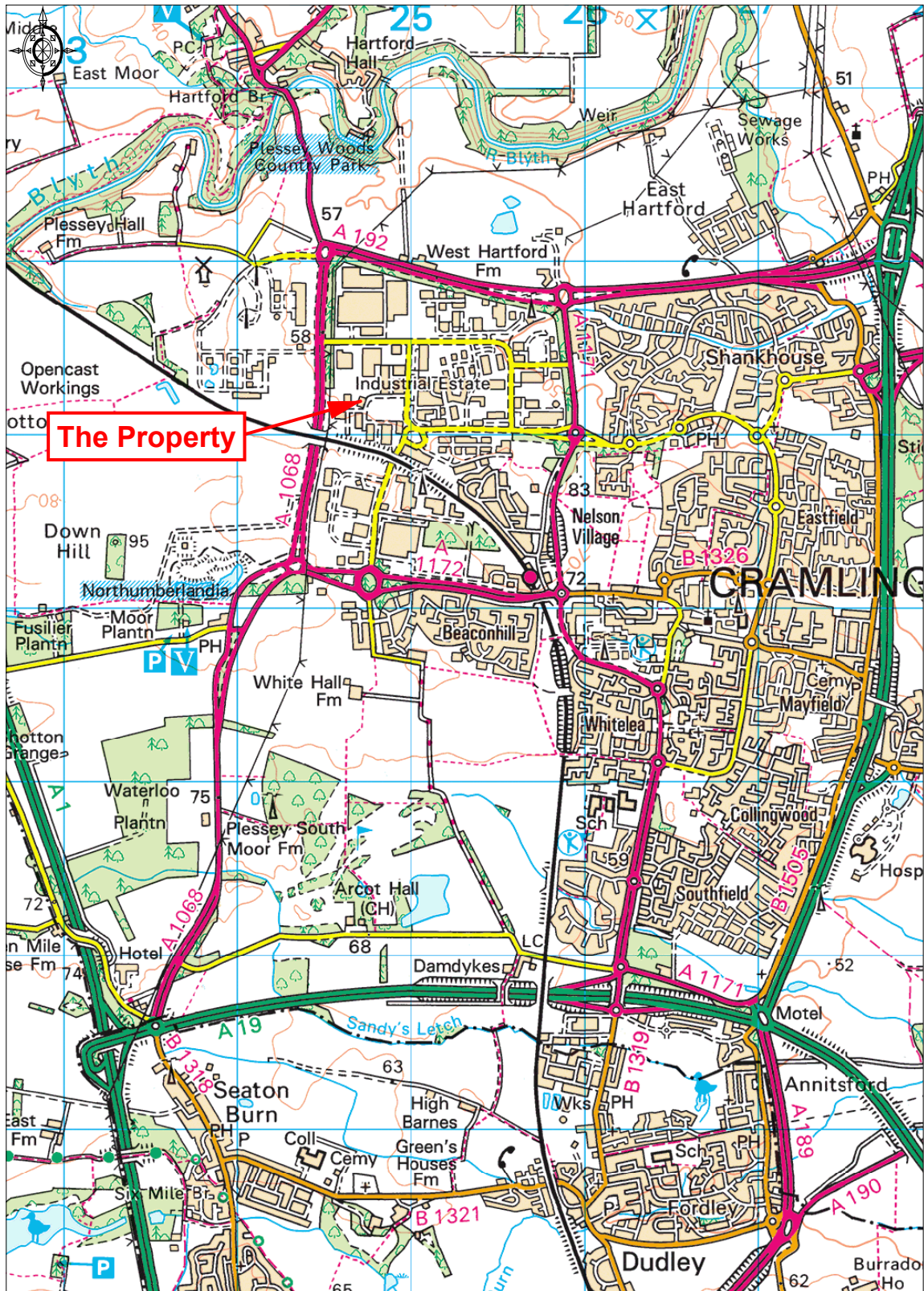
# VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.





ESH Building,  
Nelson Park West,  
Cramlington



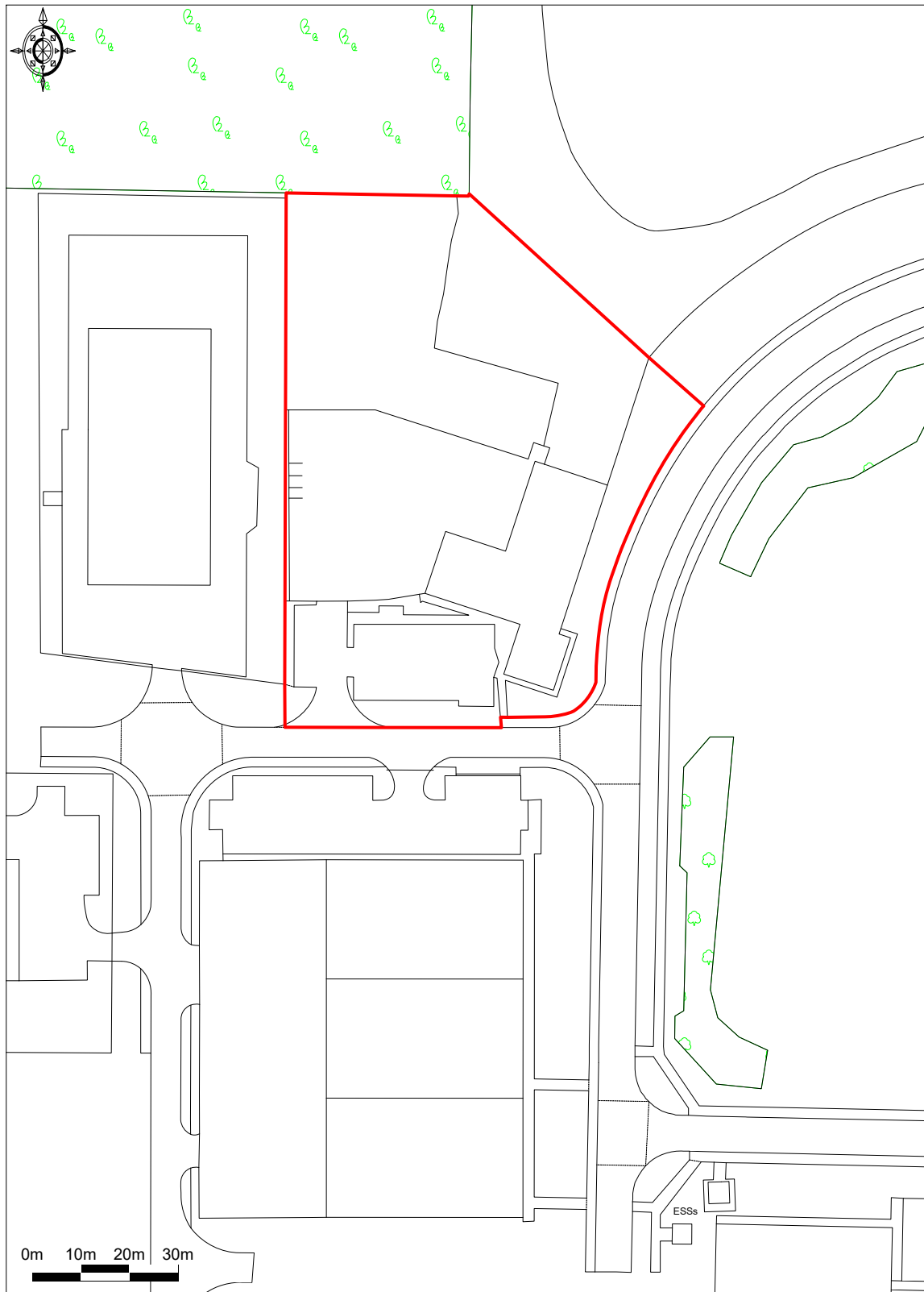
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ESH Building, Nelson Park West - map

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ESH Premises, Baker Road  
Nelson Park West  
Cramlington



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ESH Premises, Nelson Park west - plan

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