

# TO LET

# Unit 41B Colbourne Crescent, Nelson Park West, Cramlington, NE23 1WB



# Modern warehouse with office space 602m<sup>2</sup> (6,484 sq.ft)

- Established location only two miles from the A1 / A19 junction
- Incorporating attractive 2 storey offices/WCs of 171m<sup>2</sup> (1,837 sq.ft)
- Fully fitted offices with central heating
- Internal clear height to warehouse 4.9m
- Insulated sectional loading door
- Small secure yard area
- Rent £35,750 per annum

# **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 Ordnance Survey Promap showing the exact location of the unit.

#### **DESCRIPTION**

This modern workshop unit is of steel portal framed construction with brick / blockwork walls to a dado level and insulated steel cladding to eaves. The roof has an insulated steel sheet covering incorporating double skin translucent rooflights.

Internally the unit has concrete floors and a clear height of 4.9m. It incorporates a two storey block providing a series of private and general offices together with reception area and welfare facilities.

Vehicular access is via an electrically operated insulated sectional door 3.6m wide x 4.7m high served from a shared service area. In addition the unit benefits from a secure compound to the side.

Dedicated parking is located to the front of the unit.

### **SERVICES**

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

Heating is provided to the office areas by way of a gas fired boiler serving panel radiators and to the workshop by warm air blower heaters.

Lighting is by way of recessed fluorescent strips throughout.

#### **ACCOMMODATION**

The unit provides the following gross internal floor areas:

|                   | M²  | Sq.ft |
|-------------------|-----|-------|
| GF Offices / WCs  | 89  | 959   |
| Mezzanine Offices | 81  | 878   |
| Factory Area      | 432 | 4,647 |
| Total             | 602 | 6,484 |

#### **ENERGY PERFORMANCE**

The unit has an EPC rating of D87.

#### RATING

The unit has a Rateable Value of £28,500 and the current rates payable are £14,221.

#### **TERMS**

The unit is offered to let by way of new fully repairing and insuring leases for a term of years to be agreed at a rent of £35,750 per annum.

#### SERVICE CHARGE

A service charge is payable to cover the cost of maintenance and upkeep of the external common areas; i.e. roads, footpaths, car parking and the grassed areas.

### **VAT**

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

## **VIEWING**

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

For further details please contact:



#### SIMON HAGGIE

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#### **MARK PROUDLOCK**

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#### **Subject to Contract**

Particulars – June 2020 Front photo – Feb 2011 Internal photos – June 2020

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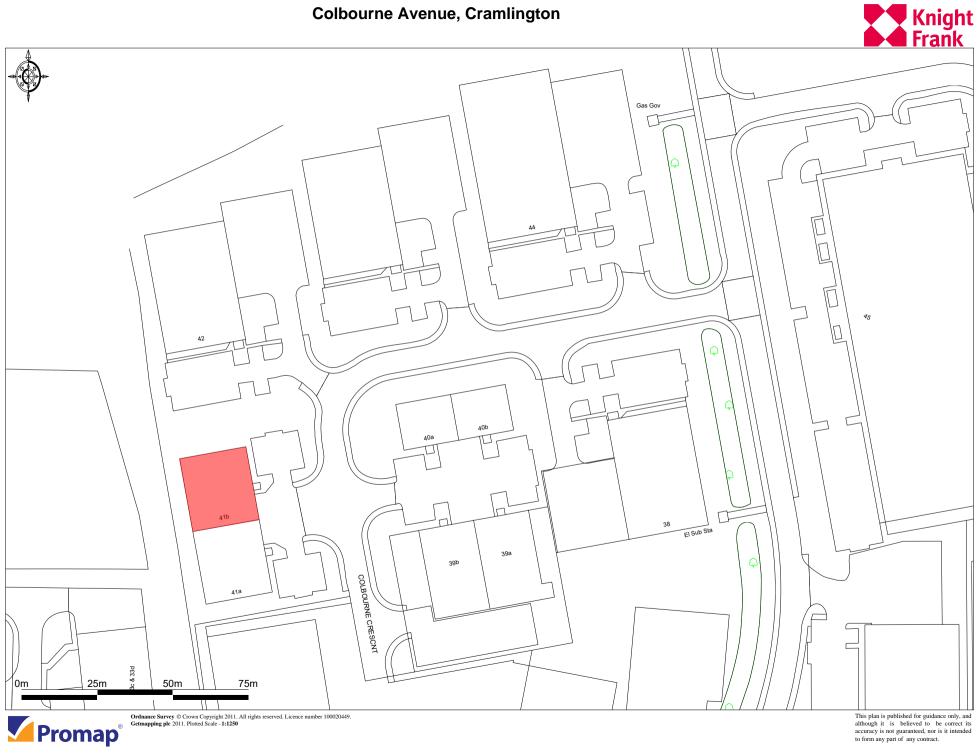


#### Colbourne Crescent Cramlington NE23 1WB





# **Colbourne Avenue, Cramlington**





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