

TO LET

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



Modern warehouse with office space 602m² (6,484 sq.ft)

- Established location only two miles from the A1 / A19 junction
- Incorporating attractive 2 storey offices/WCs of 171m² (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.

For further details please contact:



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Subject to Contract

ACCOMMODATION

The unit provides the following gross internal floor areas:

	M ²	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

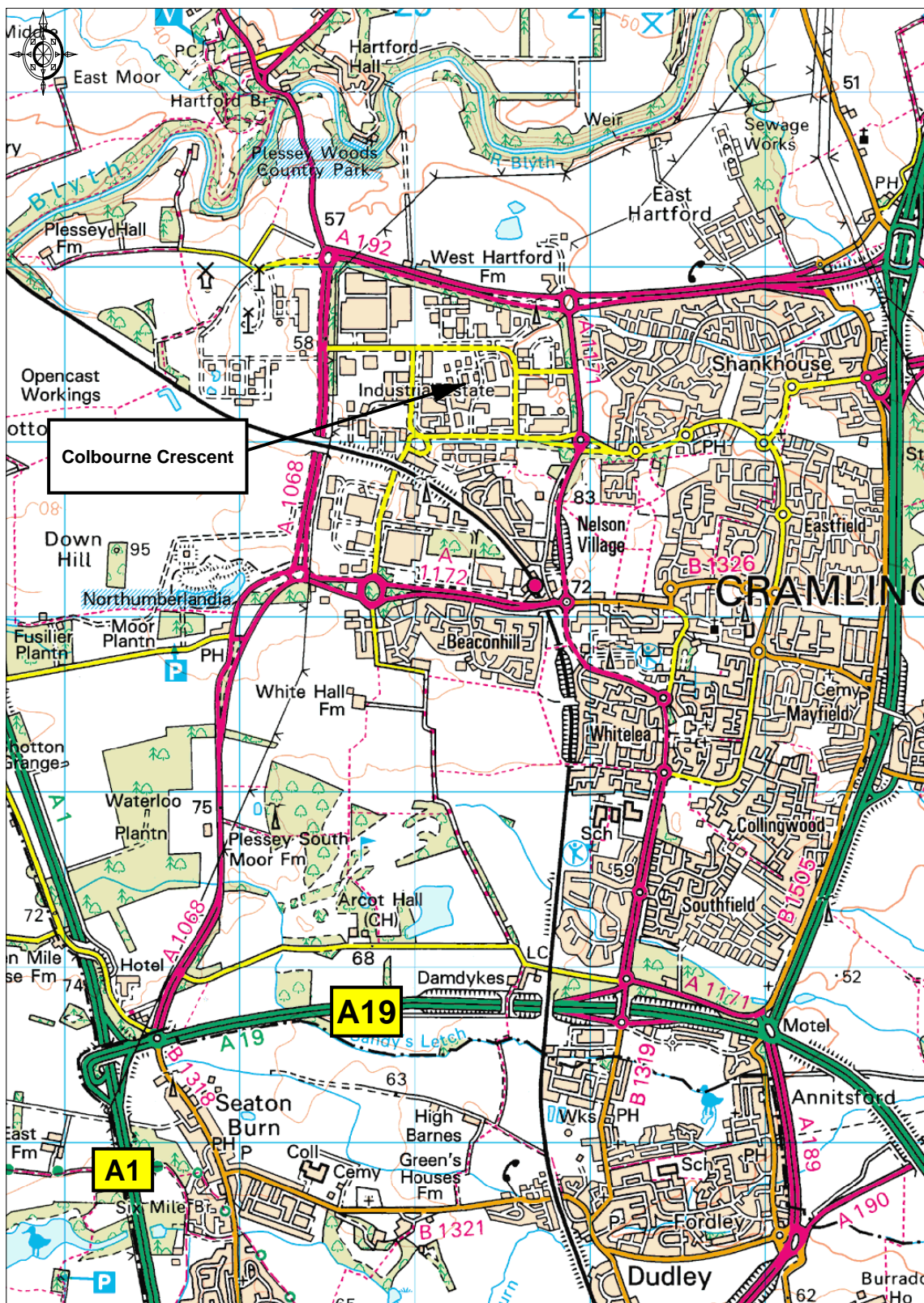
All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

VIEWING

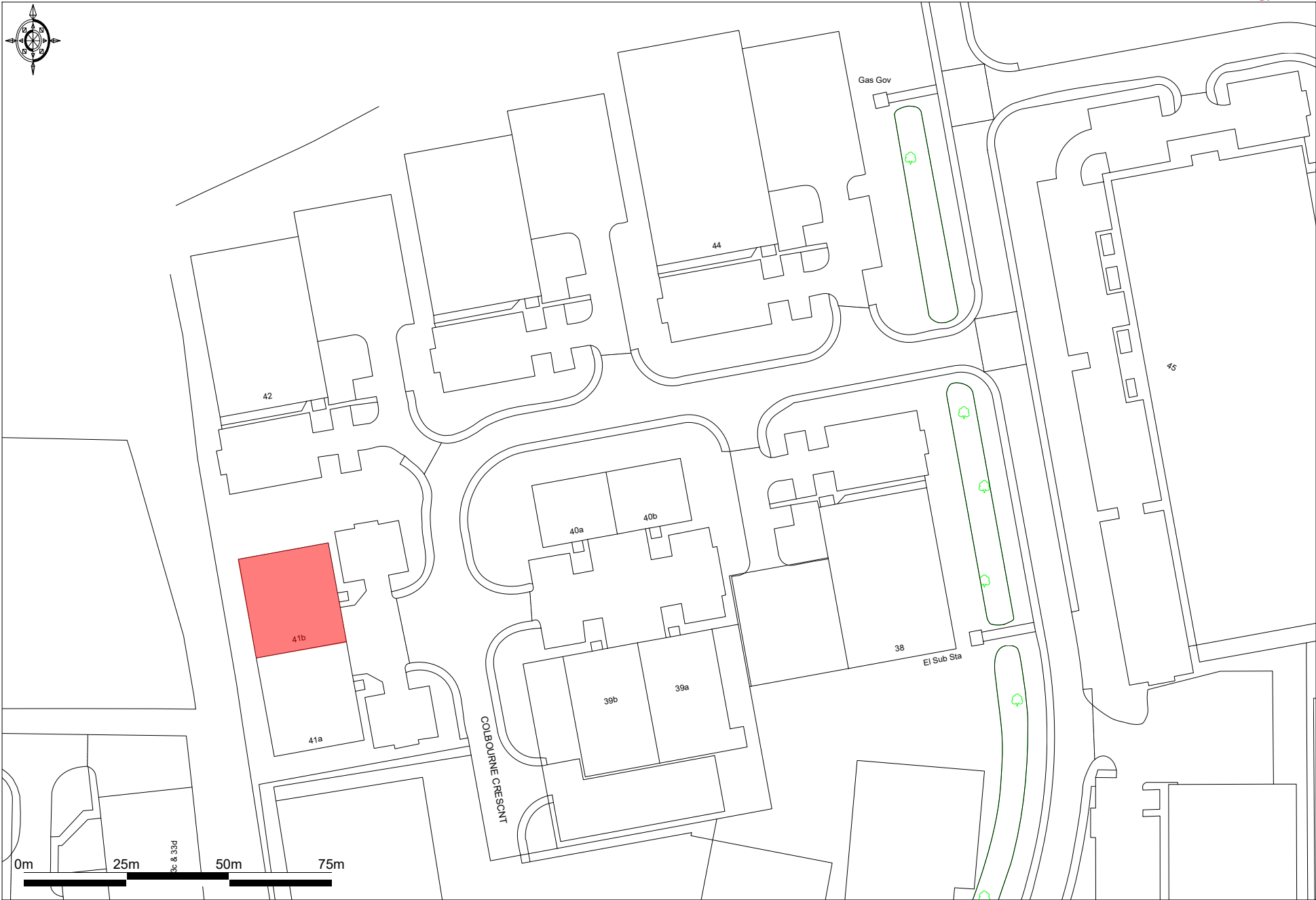
Please contact this office for a convenient appointment to view or for further information regarding the premises.

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





Colbourne Avenue, Cramlington



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Getmapping plc 2011. Plotted Scale - 1:1250

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