



Design & Build Opportunities

Plots 2 & 3, Nelson Park, Cramlington, Northumberland

- Two development plots of 2.77 acres and 2.92 acres
- Located in well established manufacturing & distribution location
- Close proximity to the A1 and A19
- Opportunity for bespoke commercial premises from 10,000 – 40,000 sq ft
- Available for sale / to let

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Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX

Over 200 offices worldwide

Situation

Cramlington is 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 and provide access to the regional and national motorway network.

Plots 2 & 3 are located off Crow Hall Road which is accessed via the A1171 immediately to its east or alternatively from Nelson Way which provides access to the A1068 to the west.

Description

Plots 2 & 3 are 2.77 acres and 2.92 acres respectively and offer the opportunity for new industrial / warehousing units ranging in size from 10,000 sq ft to 40,000 sq ft.

Plot 2 has planning consent for a high bay warehouse of 40,000 sq ft or alternatively offers the opportunity for a combination of two units equalling this space.

Plot 3 offers the opportunity for bespoke buildings ranging in size from 10,000 sq ft to 20,000 sq ft.

Specification

Units can be designed and built according to occupier requirements but will offer the following minimum specification:

- Concrete floors providing an approximate loading capacity of 35 KN/m²
- All mains services
- Electronically operated loading doors
- Minimum eaves height of 6 m

Terms

Units will be made available on either a rental or sale (long leasehold) basis subject to landlord Board approval.

Rents and prices on application.

Legal Costs

The ingoing tenant is to be responsible for all costs in connection with the sale or leasing of the premises.

Viewing

Please contact this office for a convenient appointment should you wish to visit the site or for further information.

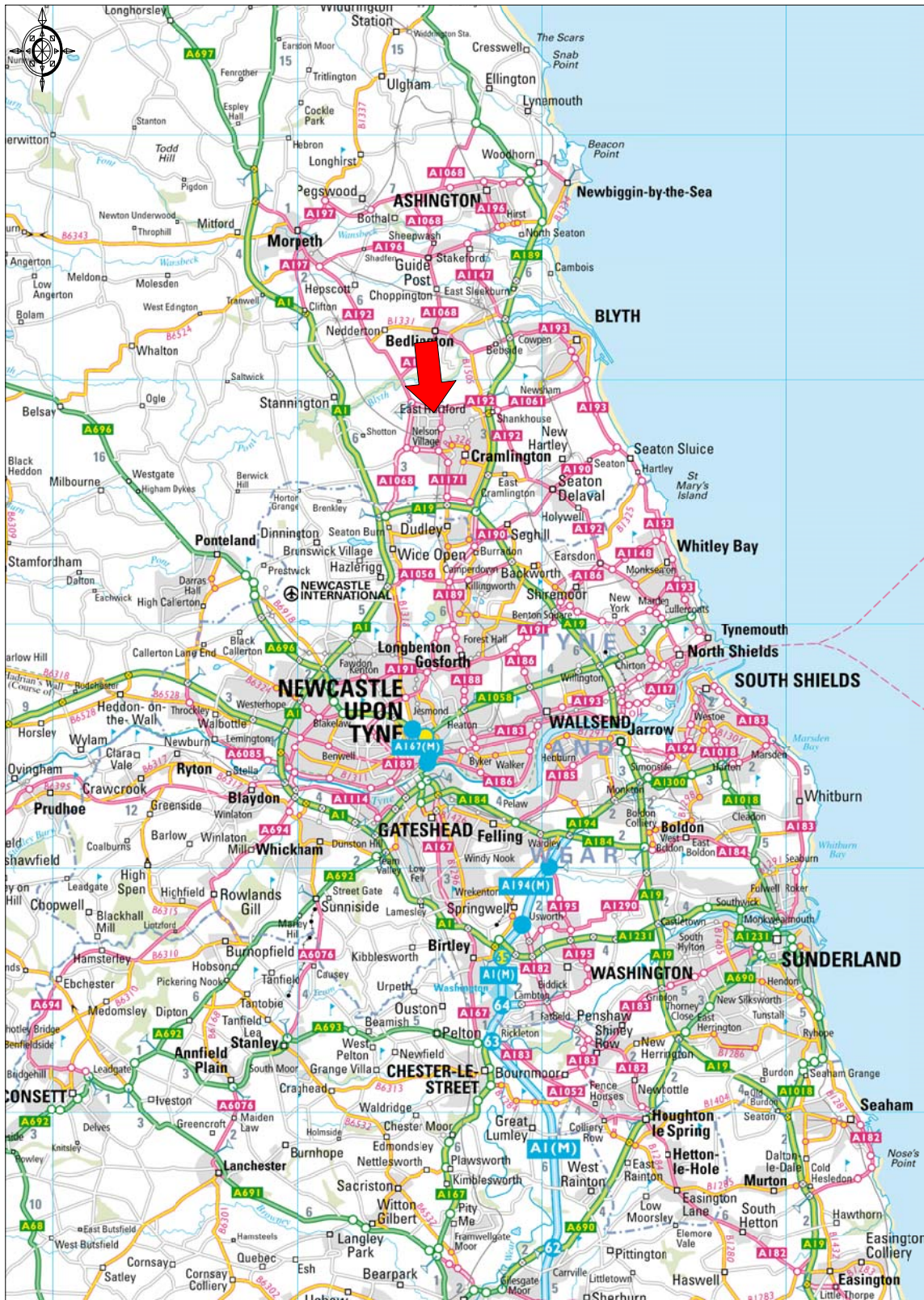
July 2008

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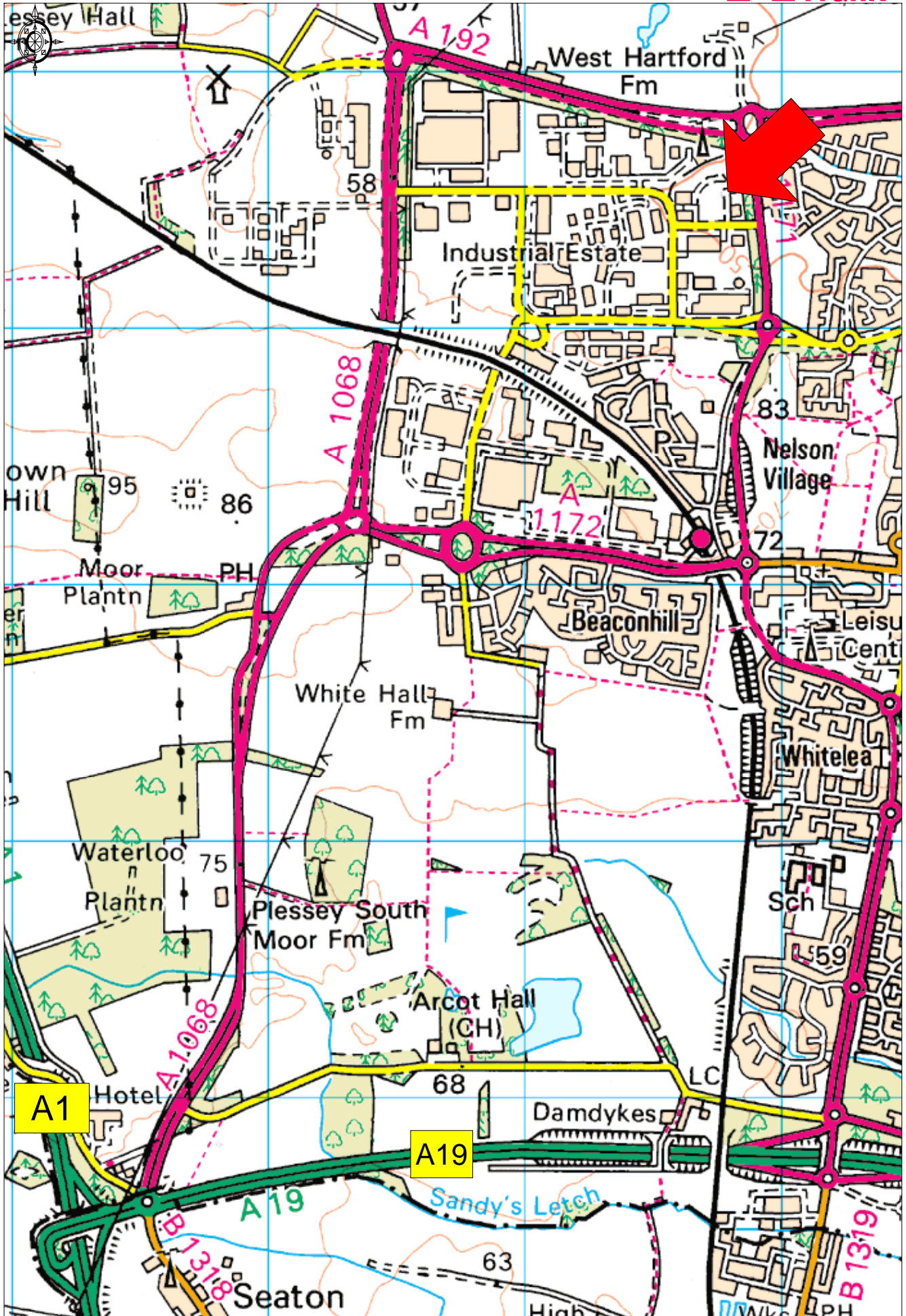
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Plots 2 & 3, Nelson Park, Cramlington Map2

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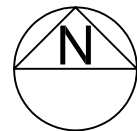
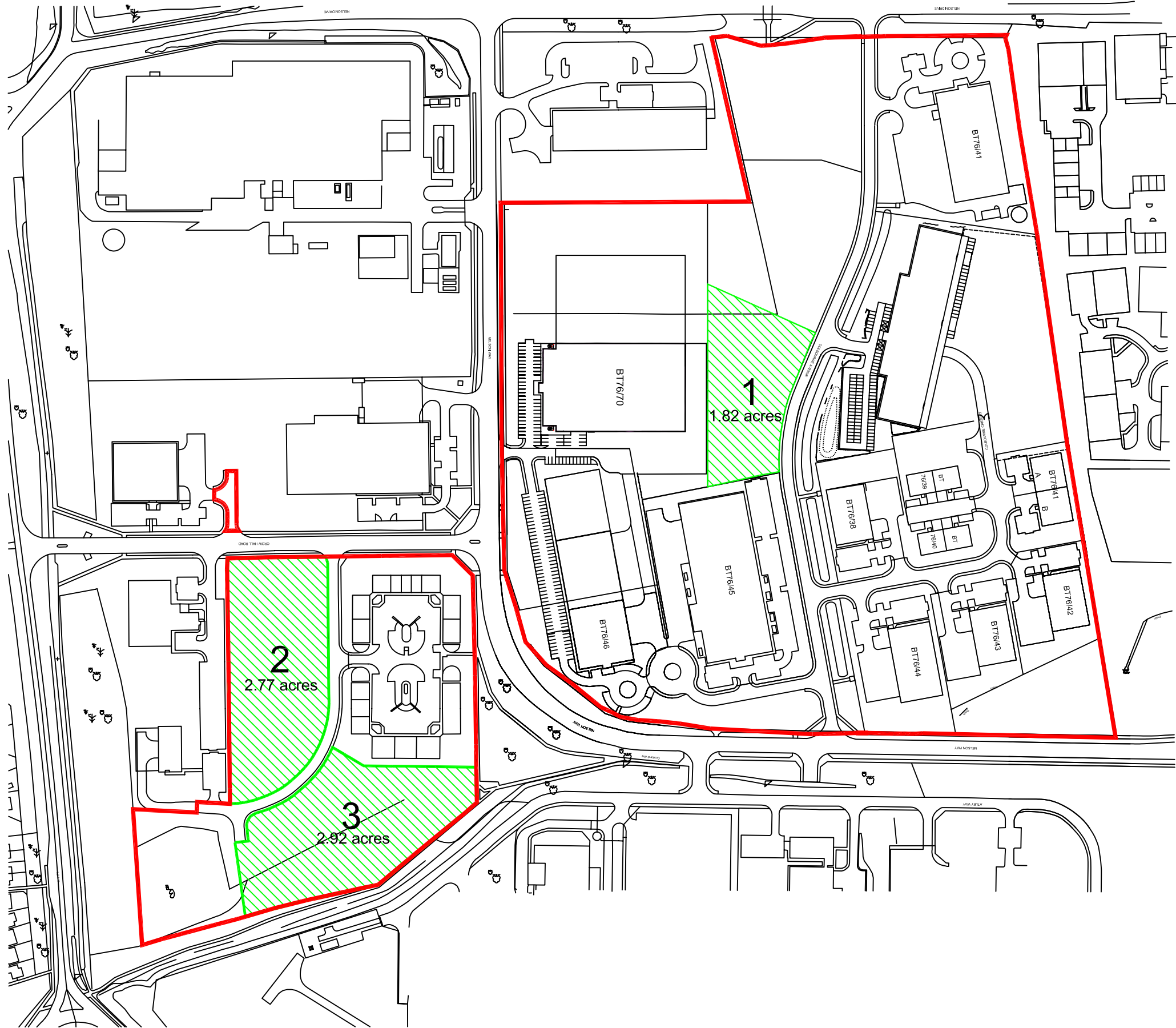
Plots 2 & 3, Nelson Park
Cramlington



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Plots 2 & 3, Nelson Park, Cramlington - Plan

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LEGEND
 Site Boundary
 Land Available

DRAWING No BT76/LAND/RDA/121006

SCALE NOT TO SCALE

DATE 12th October 2006