

**INDUSTRIAL/WAREHOUSE
TO LET (MAY SELL)**

GAVINBLACK
— & PARTNERS —



**FORMER JAYCARE BUILDING, NELSON WAY, NELSON
INDUSTRIAL ESTATE, CRAMLINGTON, NE23 1BL**

SUBSTANTIAL INDUSTRIAL/WAREHOUSE BUILDING

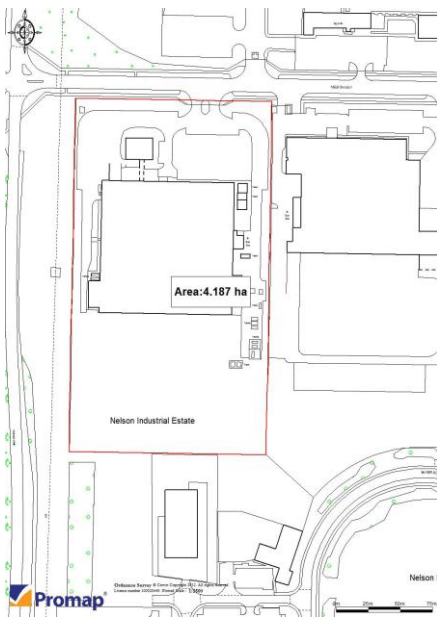
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LOCATION

Cramlington is located 10 miles north of Newcastle upon Tyne, 9 miles south of Ashington and 26 miles north of Durham. The town is located approximately 1 mile to the west of the A189 which provides a link to the north and south via the A19 and A1.

Cramlington has a number of well established industrial estates, Nelson being one of the largest.

The property is situated at the junction of Nelson Way and Fisher Lane, which is the main access point in to Nelson Industrial Estate. Immediately opposite is Admiral Business Park whilst DTS International Freight occupies the adjoining site.

DESCRIPTION

The property comprises a substantial detached warehouse building occupying a site of approximately 4.19 hectares (10.35 acres). The property is of steel framed construction with predominantly brickwork elevations under a profiled metal decked roof.

The height to the underside of the steel frame is 5.67m.

There are dock level loading facilities within the front elevation and there is a further steel roller shutter vehicular access point through the rear elevation.

There is a separate detached storage/ancillary building at the front of the site which has previously been used as a canteen and stores.

Externally there are substantial areas of hardstanding to the front, side and rear. In addition there is an area of approximately 1.62 hectares (4 acres) of undeveloped land at the rear which is capable of providing additional expansion space.

ACCOMMODATION

The gross internal areas are as follows:

	M ²	Sq Ft
Main Warehouse	10,542	113,475
Canteen/Storage Building	521	5,611
TOTAL	11,063	119,086

RATING ASSESSMENT

The property is assessed within the 2010 Rating List as follows:

Description	Rateable Value
Warehouse & Premises	£221,000

The current uniform business rate for the gear up to March 2013 is 45.8p.

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PLANNING

We understand that the property has consent for uses within Class B8 of the Town and Country Planning (Use Classes) (England) (Amendment) Order 2005.

Any interested parties should satisfy themselves as to their planning consent requirements with Northumberland County Council Planning Department.

TERMS

The property is available by way of a new full repairing and insuring lease at a rental of £178,600 per annum.

A freehold guide price is available on request.

LEGAL COSTS

Each party is to be responsible for their own costs in connection with the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by arrangement with the Sole Agent.

For further information please contact:

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