



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

**1,751.66 sq m (18,855 sq ft)**

### Property Highlights

- Newly constructed industrial unit on established industrial estate
- Located only 2 miles from the A1/A19
- Available March 2019
- Large rear private yard with electric gates and car parking
- Nearby Occupiers include Delifresh, Esh Group, Potts Print (UK) Ltd and HTL.

For more information, please contact:

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### Location

The subject property is located on Baker Road on the Nelson Park West Industrial Estate.

Nelson Park West is the premier industrial location in Cramlington and is an established industrial location to the north west of Cramlington town centre.

The estate benefits from excellent communication links being located in close proximity to the A189 and A1068 which in link to both the A1 and A19 providing access to the Regional and National Motorway network.

Nearby Occupiers include Delifresh, Esh Group, Potts Print (UK) Ltd and HTL.

### Description

The unit comprises a new build detached industrial/warehouse unit with integral ground and first floor offices.

The warehouse/production area is of steel portal frame construction with insulated profile cladding under a pitched insulated profile sheet roof with translucent panels. Internally the unit benefits from a concrete floor and a minimum eaves height of 5.5m rising to 6.8m to the apex.

Two storey offices are located on the front elevation benefiting from heating and lighting. Male, female and disabled toilets are provided along with a small kitchen area.

Externally the unit has a large secure yard accessed via an electronic sliding gate with access provided via 4 roller shutter doors each measuring 2.5m wide by 3.5m high which are covered by an canopy

### Accommodation

The property comprises the following approximate gross internal areas (GIA):

	Sq m	Sq ft
Ground floor office	133.54	1,376
First floor office	139.15	1,497
Warehouse	1,478.97	15,919
<b>Total GIA</b>	<b>1,751.66</b>	<b>18,855</b>

### Terms

Available by way of a full repairing and insuring lease for a term of years to be agreed.

Alternatively the long leasehold of the unit may be available to purchase. Further details on request.

### Services

We understand that the property has an electric supply and mains water supply

### Rent

£115,000 per annum exclusive of VAT.

### Rateable Value

The unit is yet to be assessed all enquires should be directed to the local valuation office

### EPC

Available on request

### VAT

All prices, premiums and rent etc. are quoted exclusive of VAT.

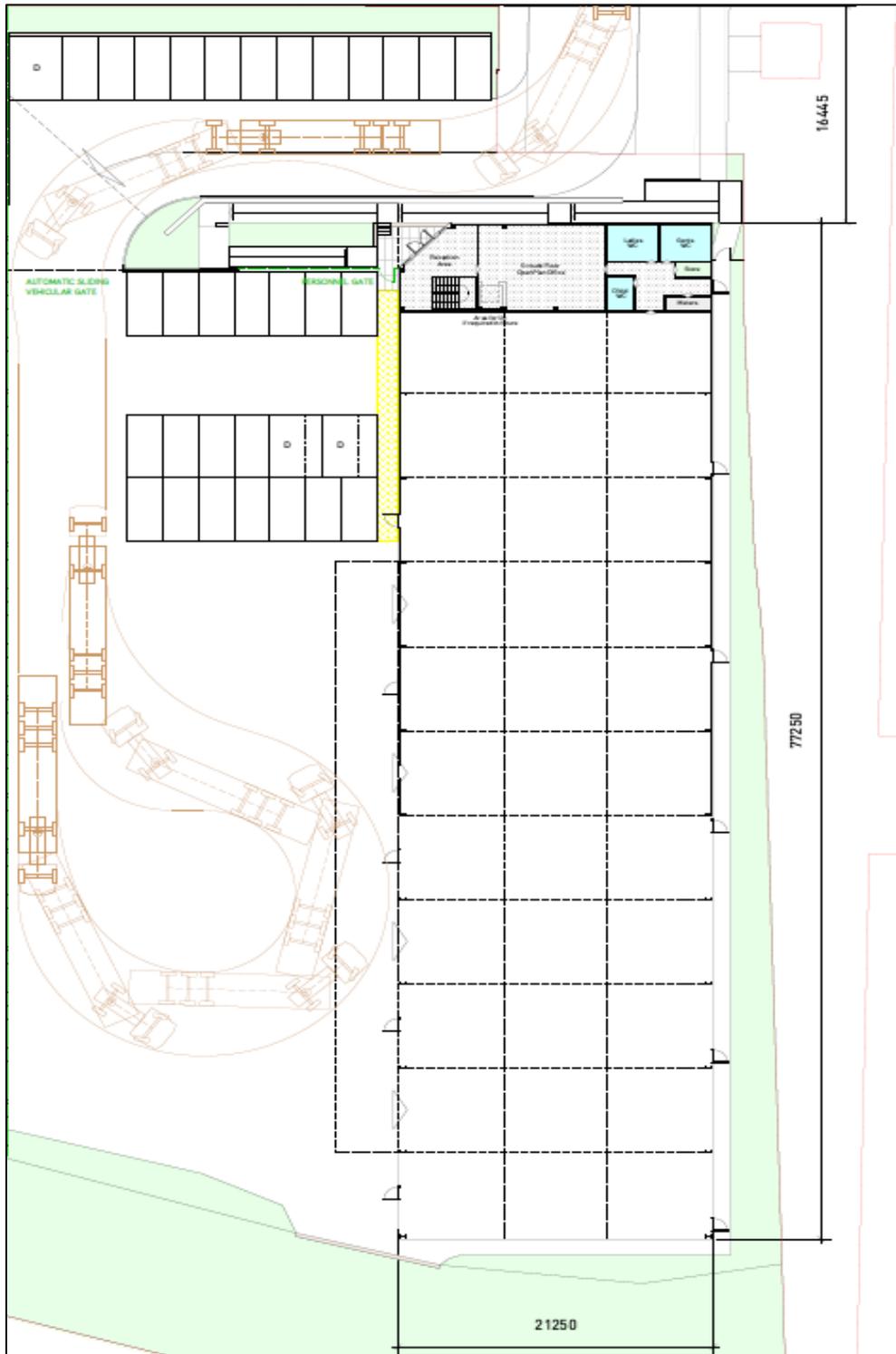




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## New build Industrial / Warehouse Unit



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