

TO LET

Unit 75, Colbourne Avenue,
Cramlington, NE23 1WP



Detached Warehouse / Production Unit 1,492.8m² (16,069 sq ft)

- Detached modern portal frame warehouse / production unit
- Warehouse area: 1,210.4m² (13,029 sq ft)
- Office Accommodation: 135.8m² (1,462 sq ft) with flexibility to extend to first floor
- Secure yard and private parking
- Rent: £84,400 per annum exclusive

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 property.

DESCRIPTION

Built in 2007, Unit 75 Colbourne Avenue is a detached warehouse / production facility incorporating office accommodation and benefitting from a large secure yard and private parking.

The unit is of steel portal frame construction with insulated profile steel clad elevations (with internal blockwork to dado level) and an insulated steel sheet roof incorporating rooflights.

Internally the warehouse area benefits from a concrete floor throughout and a clear internal height of 6 m to the underside of the eaves.

Vehicular access to the warehouse is via an electrically operated up and over door from a private secure yard to the side of the building.

To the front of the warehouse is office accommodation benefitting from an attractive glazed façade. WC facilities are provided within.

Above the offices is mezzanine space which can be used for storage or alternatively fitted out as additional office accommodation if required.

SERVICES

The unit benefits from all mains services including 3 phase electricity. Lighting to the warehouse area is via Halide units. The office accommodation is centrally heated.

For further details please contact:



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Subject to Contract

ACCOMMODATION

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice and approximate floor areas are set out as follows:

Description	m ²	sq ft
Warehouse Area	1,210.4	13,029
Ground Floor Offices	135.8	1,462
First Floor Mezzanine	146.6	1,578
Total	1,492.8	16,069

RATING

The unit has a Rateable Value of £60,500 and the current rates payable are £30,492.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of D76. Further information is available on request.

TERMS

The unit is offered to let on a new fully repairing and insuring lease for a term to be agreed at a rent of £84,400 per annum.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

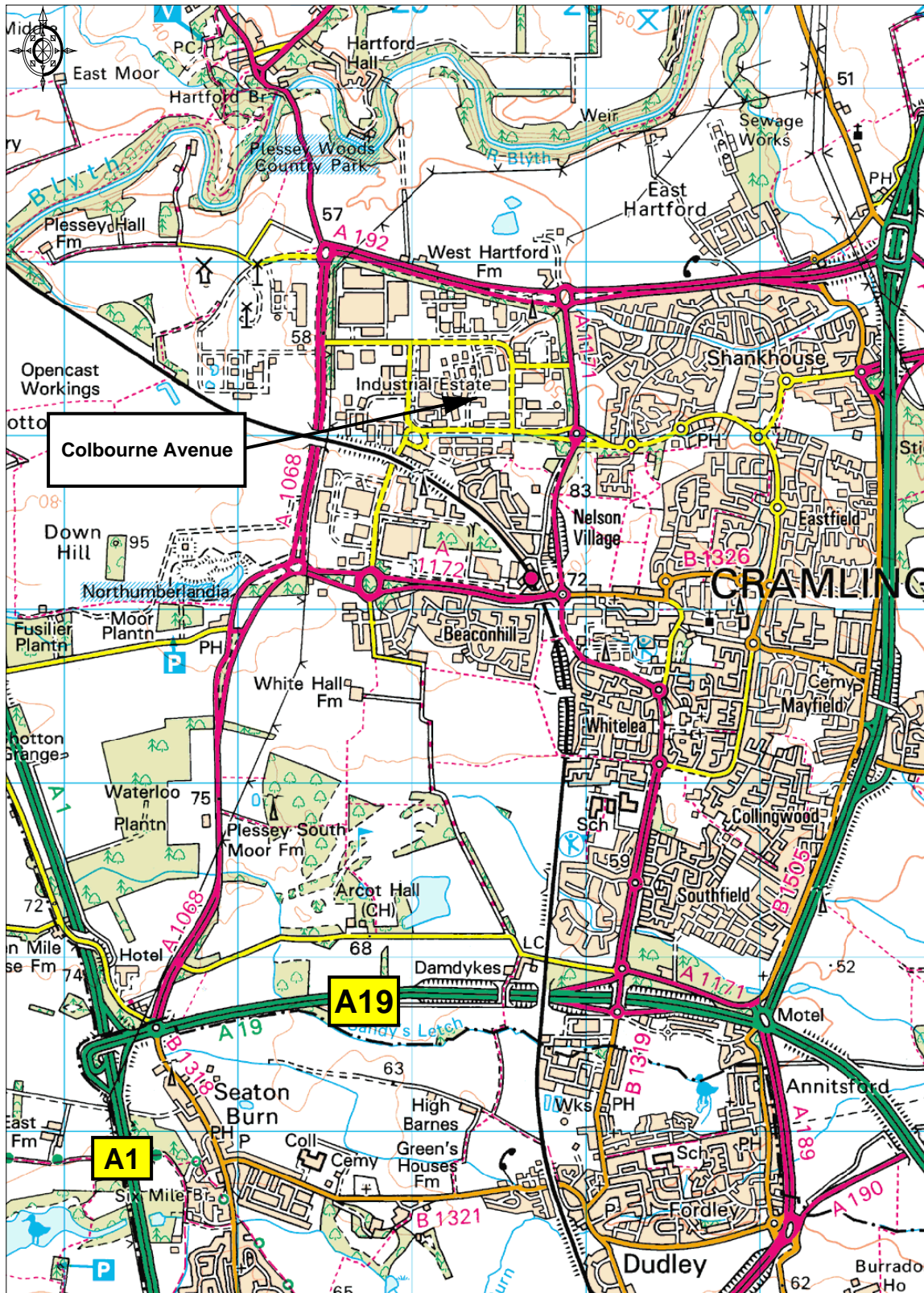
VIEWING

Strictly by appointment through agents.

Particulars & Image: July 2019



Colbourne Avenue
Cramlington



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