

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.

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 | m² | 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

For further details please contact:



MARK PROUDLOCK 0191 5945019 or 07766 968891 Mark.proudlock@knightfrank.com

SIMON HAGGIE

0191 5945009 or 07798 570603 Simon.haggie@knightfrank.com

Subject to Contract

IMPORTANT Notice Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered

office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.





Colbourne Avenue Cramlington







