



KnightFrank.com



To Let – Modern Warehouse / Factory

Unit 5, Easter Park, Cramlington, NE23 1WQ

- Recently constructed warehousing / factory space with reception & WCs
- Modern industrial estate location within 2 miles of the A1 / A19 junction
- Accommodation 836.83 m² (9,007 sq ft)
- 7m eaves height
- Dedicated parking
- Rent: £37,700 per annum

+44 191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

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 circa 2006 Unit 5 forms one half of a semi-detached industrial property with a shared service area.

The unit is of steel portal frame construction with brick / blockwork to dado level and insulated steel cladding to eaves height. The roof has an insulated steel sheet covering incorporating translucent rooflights offering good natural light to the warehouse / production areas.

Internally the unit has a clear internal height of 7m and a concrete floor capable of a loading of up to 30 kN/m².

The unit is accessed via an electric up and over sectional door (5.4 m wide x 5.4 m high) from a shared service yard.

The unit benefits from a reception area and WC facilities.

Dedicated staff parking is located to the front of the property.

Services

The unit benefits from all mains services including 3 phase electricity, gas and water. Lighting to the warehouse area is via Halide units.

Accommodation

Unit 5 has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th edition) and approximate floor areas are set out as follows:

| Unit 5 | M ² | Sq ft |
|-----------------|----------------|--------------|
| Warehouse | 808.55 | 8,703 |
| Reception & WCs | 28.28 | 304 |
| Total | 836.83 | 9,007 |

Rating

Units 3, 4 & 5 are currently rated under a combined assessment and Unit 5 will therefore require independent reassessment.

Prior to falling under the combined assessment Unit 5 had a Rateable Value of £33,250 with an estimated rates payable of £16,392.

The Rateable Value may alter on reassessment.

Energy Performance

The property has an Energy Performance Asset Rating of C (55). Further information is available on request.

Terms

The unit is available by way of an assignment of our clients fully repairing and insuring lease which expires 26th September 2021 at a current passing rent of £37,700 per annum which is subject to review on the 29th September 2016.

Alternatively our client will consider a sub-letting on terms to be agreed.

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).
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- VAT:** The VAT position relating to the property may change without notice.

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Service Charge

An estate service charge is payable to cover the cost of maintenance and upkeep of the external common areas; i.e. roads, footpaths, car parking and the grassed areas.

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.

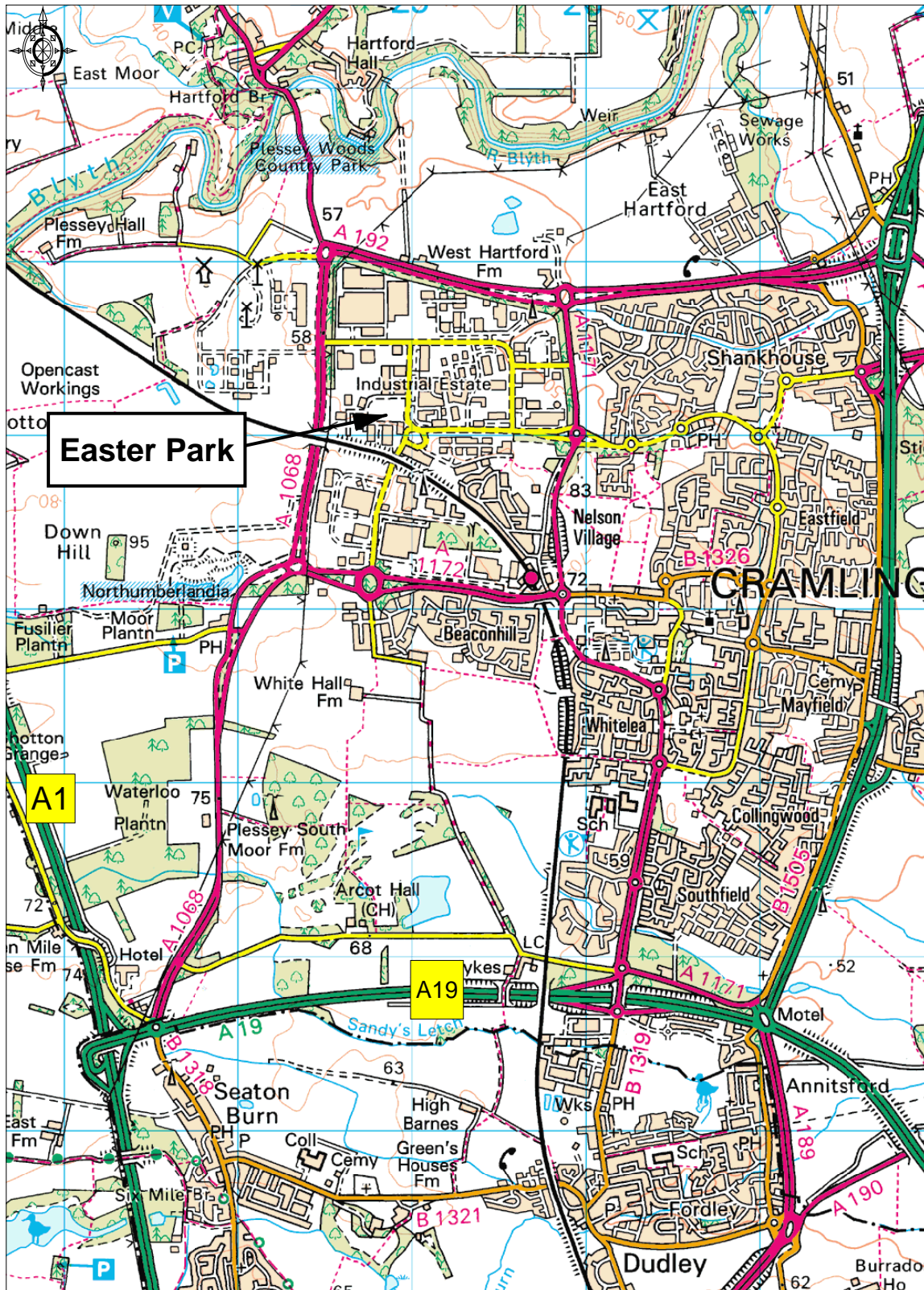
Viewing

Strictly by appointment through agents Knight Frank.

Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

Particulars: August 2015

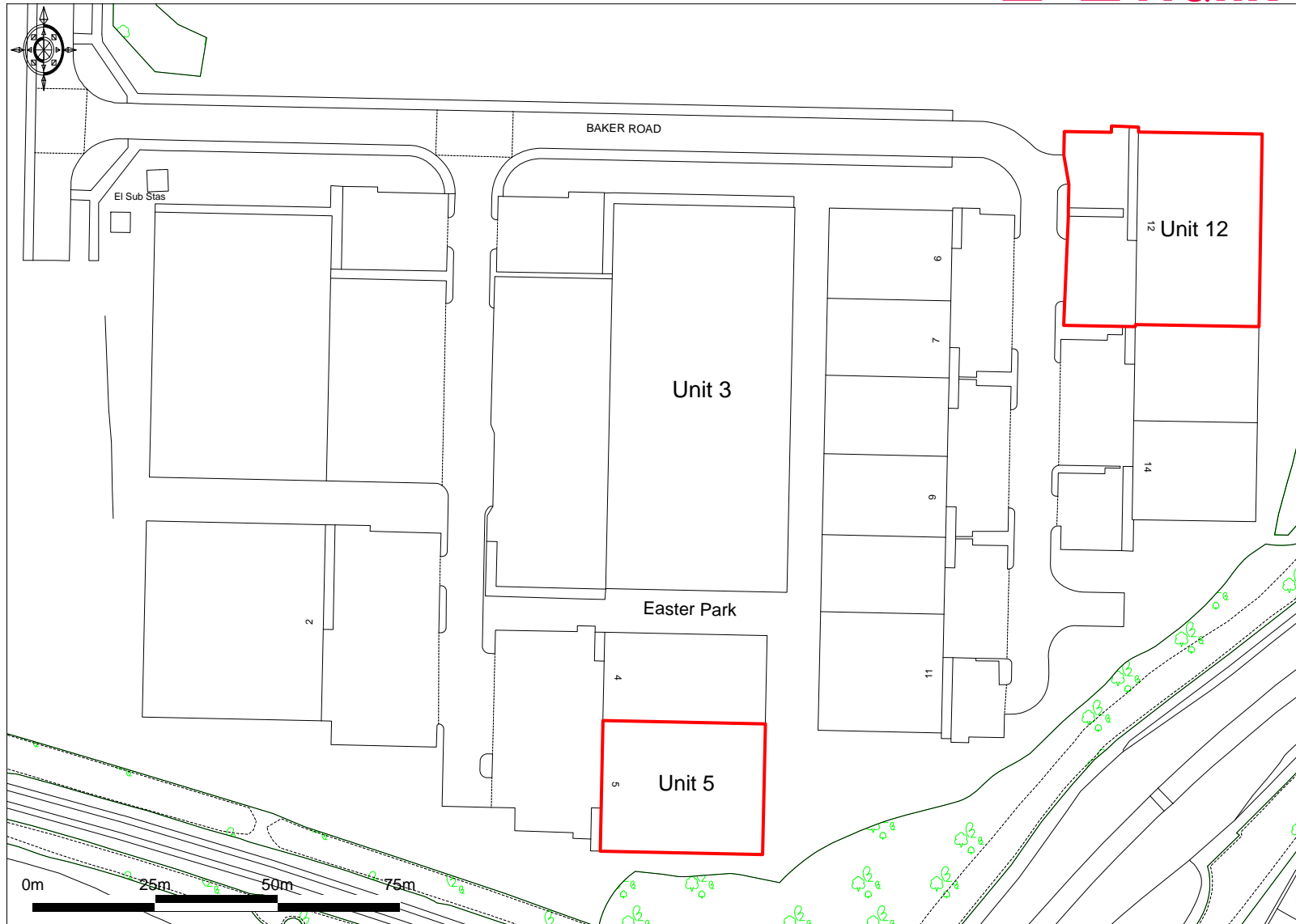
Easter Park,
Nelson Park West,
Cramlington, NE23 1WQ



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Easter Park
Nelson Park West
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Units 11 Easter Park - plan

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