

# INDUSTRIAL UNIT TO LET

Bassington Lane, Cramlington, NE23 8AD

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Industrial unit to let
- Gross internal floor area of 1,155m<sup>2</sup> (12,432ft<sup>2</sup>)
- Established industrial location

- Awaiting EPC Rating
- Close to major road networks
- Suitable for a variety of uses STPP

**Rental of £40,000 per annum**



### LOCATION

The subject property is well located with a prominent position at the roundabout of the A1172 and Nelson Drive with access to the site from Bassington Lane. The site forms part of the South Neslon Industrial Estate, an established and popular industrial location on the outskirts of Cramlington Town Centre, strategically located within near proximity to the A1 and A19.

Cramlington is a former new town within Northumberland, approximately 12 miles north of Newcastle upon Tyne.

### DESCRIPTION

The subject property comprises a semi detached industrial trade counter/warehouse building with two storey offices and self contained yard. The warehouse is of portal frame construction with brick infill, beneath a cement clad roof with north lights. There is vehicle access to the warehouse via a mechanically operated roller shutter and a lean-to with three bays, all of which have vehicle access via manually operated roller shutter doors. The warehouse has LED lights, gas fuelled radiant heated and a convection air heater. The offices have a cellular arrangement within a building of cavity brock construction beneath a pitched, metal clad roof. To the ground floor there is a sales area to the front, offices, WC and Can-teen facilities.

The first floor has WC facilities, offices, ancillary store and a boardroom. The yard has a concrete surface and a steel palisade fence to the perimeter with gated entry.

### RATING ASSESSMENT

The Rateable Value is available on request.

### ACCOMMODATION

|                    |                           |                               |
|--------------------|---------------------------|-------------------------------|
| Warehouse & Stores | 755.57m <sup>2</sup>      | (8,133ft <sup>2</sup> )       |
| Mezzanine          | 66.64m <sup>2</sup>       | (717ft <sup>2</sup> )         |
| Office             | 332.76m <sup>2</sup>      | (3,582ft <sup>2</sup> )       |
| <b>Total</b>       | <b>1,555m<sup>2</sup></b> | <b>(12,432ft<sup>2</sup>)</b> |

### EPC Ratings

Awaiting EPC Rating

### TERMS

The property is available by way of new leases at a rental of £40,000 per annum.

### VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

### LEGAL COSTS

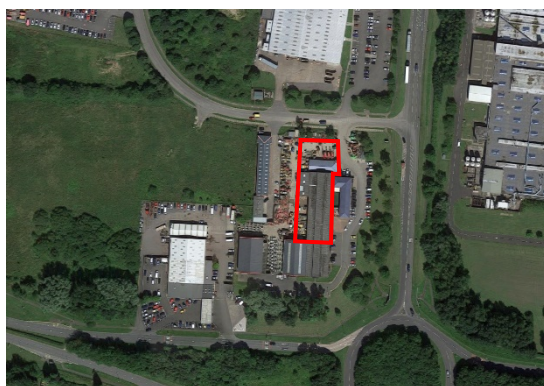
Each party is to bear their own legal costs involved in the transaction.

### VIEWING

For general enquiries and viewing arrangements please contact Richard Rafique at Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [richard.rafique@bradleyhall.co.uk](mailto:richard.rafique@bradleyhall.co.uk)



### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458  
1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



10 minute walk to Cramlington bus station



10 minute walk to Cramlington Train Station



A1(M) and A19 within 1 mile



8 miles from Newcastle International Airport