



TO LET

ASSIGNMENT/SUB-LET BASIS

INDUSTRIAL WAREHOUSE/TRADE PREMISES

UNIT 5 NELSON PARK
NETWORK CENTRE
COLBOURNE AVENUE
CRAMLINGTON
NE23 1WD



4,194 sq. ft. (389.61 sq. m.)

Approx. Total Gross Internal Area (GIA)

- LEASE EXPIRY AUGUST 2022
- RENT £11,114 PER ANNUM WITH NO FURTHER REVIEW





Location:

Cramlington is a former new town located 8 miles north of Newcastle upon Tyne and is the industrial focal point of Northumberland. The industrial sector of Cramlington is located approximately 1 mile to the northwest of the town centre and benefits from modern infrastructure and excellent communications. The A1 and A19 motorways are within 1 mile of the industrial zone giving access to the regional and national motorway network.

The premises are located in an established position on Nelson Industrial Estate fronting Colborne Avenue and accessed off Nelson Drive, one of the main thoroughfares through the prime industrial zone. Occupiers in the area include: Elite Fitness, Forresters Domestic Appliances, Rahams Plumbing Merchants, Euro cell and Fermeda. It is noteworthy that there are no other currently vacant units on the same estate as the subject property.

Description:

The subject property is high quality end of terrace industrial unit of steel portal frame construction with block and profile metal cladding elevations and a profile metal clad pitched roof.

The storage/warehouse space benefits from:

- Mezzanine level
- Powermatic gas fed blow heater
- Single electric up and over roller shutter door
- Fully fitted trade counter area
- Office area
- W/C facility and kitchen space
- Minimum eaves height 5.1m
- Maximum ridge height of 6.1m

Accommodation:

The property benefits from the following approximate gross internal areas:-

Description:	Sq.m.	Sq.ft.
Ground Floor Warehouse	258.88	2,878
Mezzanine	130.73	1,407
Total Approximate GIA	389.61	4,194

Tenure:

The property is available by way of an assignment/sub-lease basis with lease expiry 9th August 2022. The passing rent is £11,114 per annum with no further rent reviews.

Business Rates:

Rateable Value (2017): £14,586.

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Northumberland County Council).

Legal Costs:

Each party to bear their own costs incurred in any transaction.

EPC:

Rating: **C** (52)

Services:

A service charge of £3,165.50 per annum will remain until lease expiry.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

For further information or to arrange a viewing, please contact:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Contact: Sara Elwell
Email: sara.elwell@harrislamb.com

Or our joint agents:

Sanderson Weatherall
0191 269 0104

Date: June 2018

SUBJECT TO CONTRACT





Unit 5 Nelson Park
Network Centre
Colbourne Avenue
Northumberland
NE23 1WD



Not to Scale
For identification purposes
only.

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PROPERTY CONSULTANCY