

FOR SALE OR TO LET

Unit 2, Easter Park, Baker Road, Nelson
Park West, Cramlington, NE23 1WQ



Modern Factory/Warehouse with Offices 1,520m² (16,367 sq.ft)

- Modern industrial estate location within 2 miles of the A1 / A19 junction
- Total Area: 1,520m² (16,367 sq.ft) incorporating offices / WCs of 149m² (1,603 sq.ft)
- Internal clear height 8m
- Full warehouse lighting and centrally heated offices
- Dedicated service yard and car park
- Rent: £81,500 per annum
- Sale Price: £850,000

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

This detached high eaves distribution/production unit was built in 2007 and is of steel portal frame construction with brickwork / blockwork to a dado level and insulated profile steel cladding to eaves. The roof has an insulated steel sheet covering incorporating translucent rooflights.

Internally the unit has a clear height of 8m and concrete floors with a loading bearing of 37.5KN/m².

The unit benefits from a two storey block providing a range of private and general offices, a reception area and WC facilities. The mezzanine has staircase access from the warehouse and is currently used for storage but can also be fitted out to provide further office space.

Access to the warehouse is via 2 no electric insulated sectional doors (5.4m wide x 5.4 high).

Externally there is a dedicated yard area and parking for 35 cars.

SERVICES

The unit benefits from all mains services including a 3 phase electricity, gas and water. Lighting to the warehouse area is via high bay Halide units. Lighting to the offices is by way of fluorescent strips and there is gas fired central heating.

ACCOMMODATION

The unit provides the following gross internal areas:-

Description	m ²	Sq.ft
Warehouse Area	1,247	13,429
Ground Floor Offices/WCs	149	1,603
Mezzanine storage	124	1,335
Total	1,520	16,367

RATING

The unit is assessed at Rateable Value £62,000 and the rates payable currently are £31,248.

ENERGY PERFORMANCE

The unit has an EPC rating of C75.

TERMS

The unit is available by way of a new fully repairing and insuring lease for a term of year to be agreed at a rent of £81,500 per annum.

Alternatively our clients will consider a sale of their long leasehold interest (175 years from 2007) and offers are sought in the region of £850,000.

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 and grass verges.

VAT

All rents and service charges are subject to VAT.

VIEWING

Strictly by appointment through the agents.

Particulars & Image: January 2020

For further details please contact:



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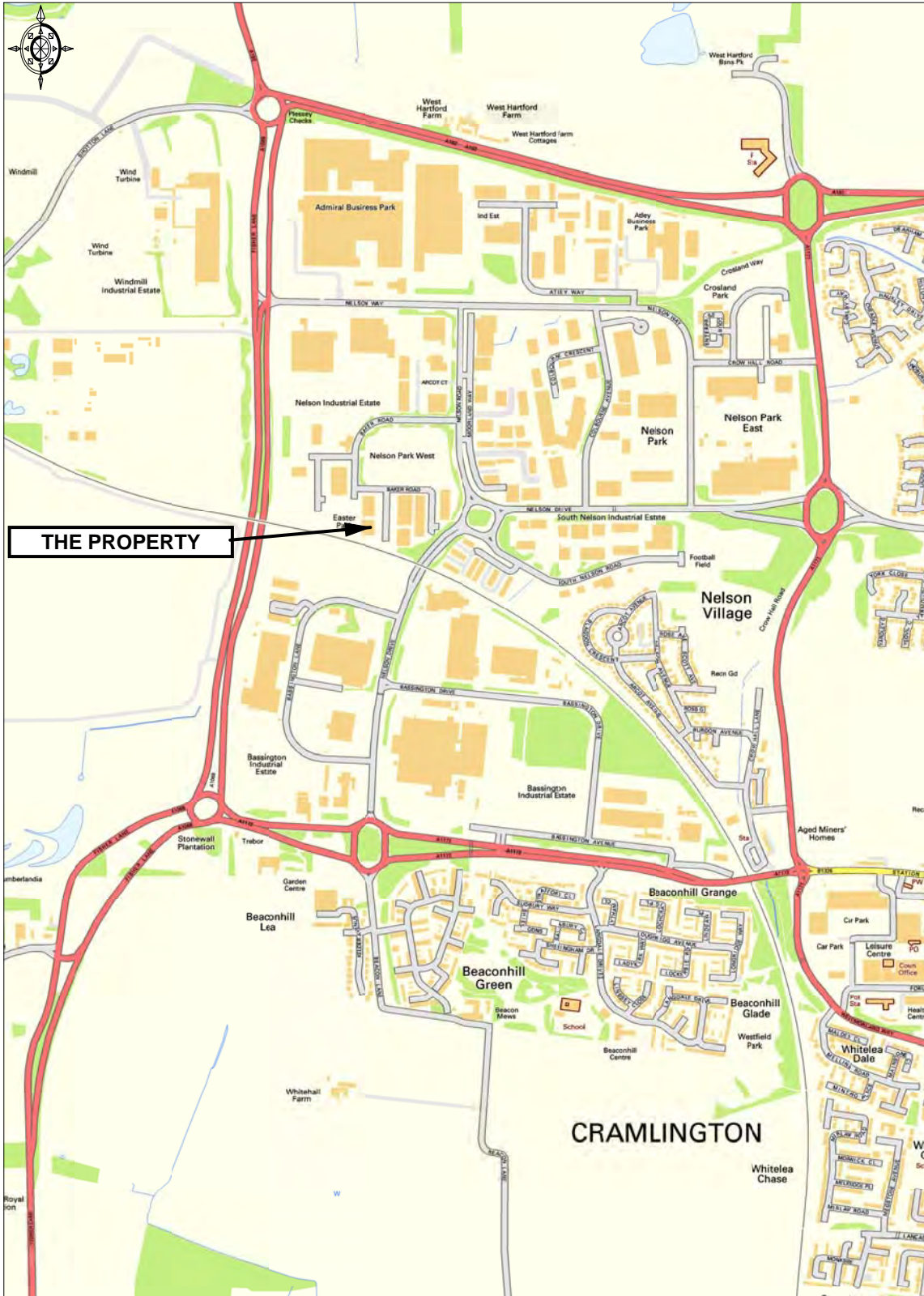
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Unit 2 Easter Park
Nelson Park West
Cramlington

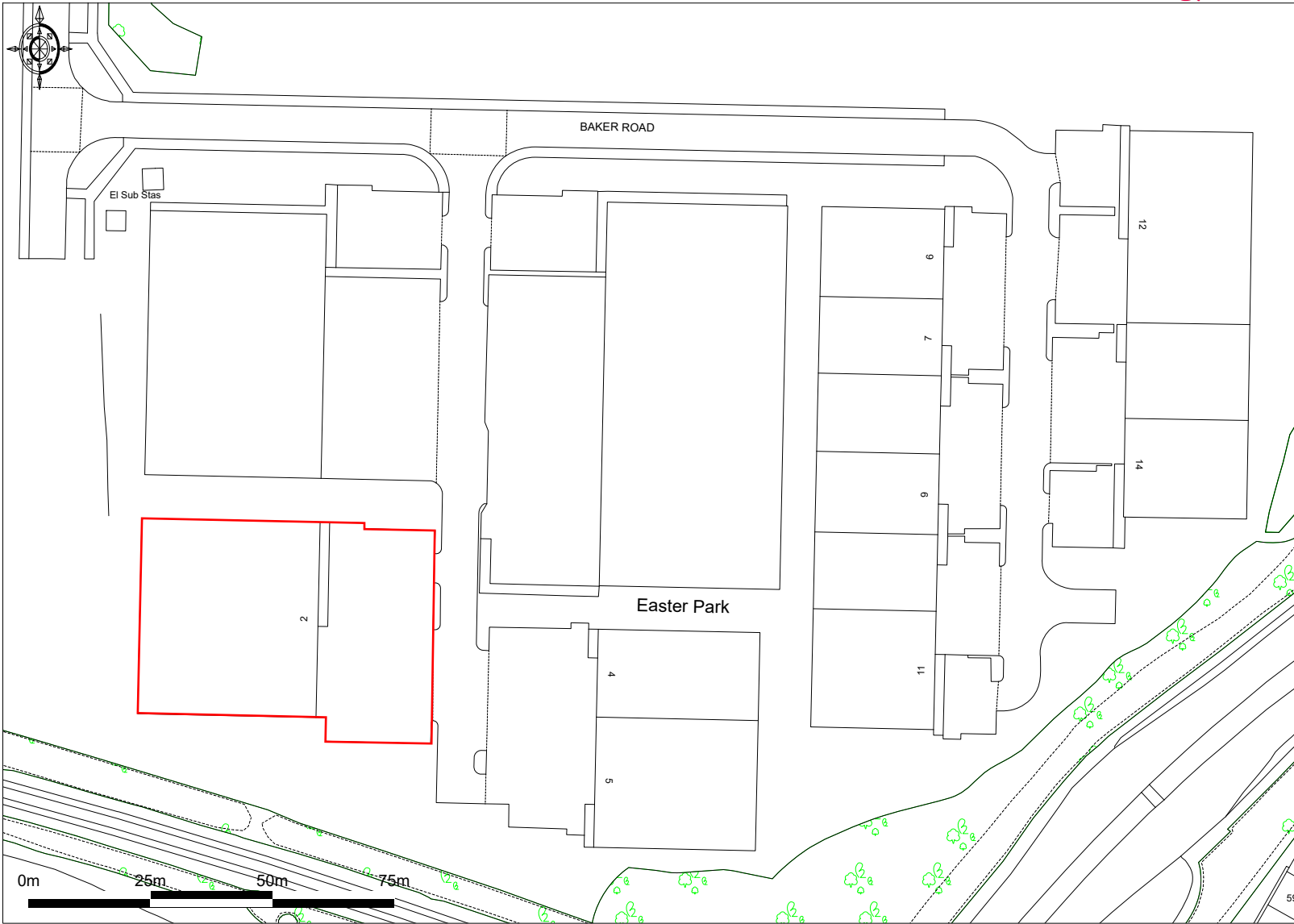


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Unit 2 Easter Park - map

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Nelson Park West
Cramlington, NE23 1WQ



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Easter Park - blank plan

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