

Industrial Unit To Let/May Sell

Unit 9 Easter Park, Baker Road, Cramlington, NE23 1WQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Modern industrial unit to let
- Total size of 389m² (4,236ft²)
- Within a popular industrial location
- EPC Rating B50
- Available immediately
- May be available for sale

Rental of £18,000 per annum

LOCATION

The subject property is located on Easter Park in Cramlington. Easter Park is situated within a popular industrial and business location between to South Nelson Industrial Estate, Atley Business Park and Bassington Industrial Estate.

The property is 3.6 miles from A1(M) and A19, both providing access across the region. The property is 1.6 miles from Cramlington Train Station and 1.8 miles from Manor Walks Shopping Centre.

DESCRIPTION

The subject property comprises a modern industrial unit of steel portal frame construction with external profile cladding. Internally the premises are well presented and benefit from modern office accommodation, while the warehouse benefits from electric roller shutter access and private car parking to the front.

ACCOMMODATION

9 Easter Park 389m² 4,236ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Factory and Premises	£19,500	£9,360

We are advised that the rateable value of the premises as at 1 April 2017 is £19,500 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC Rating

B50

TERMS

The subject property is available by way of a new lease with terms to be agreed at £18,000 (Eighteen Thousand Pounds) per annum.

The freehold may be available with details available on request.

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

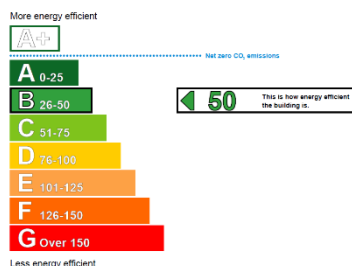
Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact Jamie Wales at Bradley Hall.

Tel: 0191 232 80808

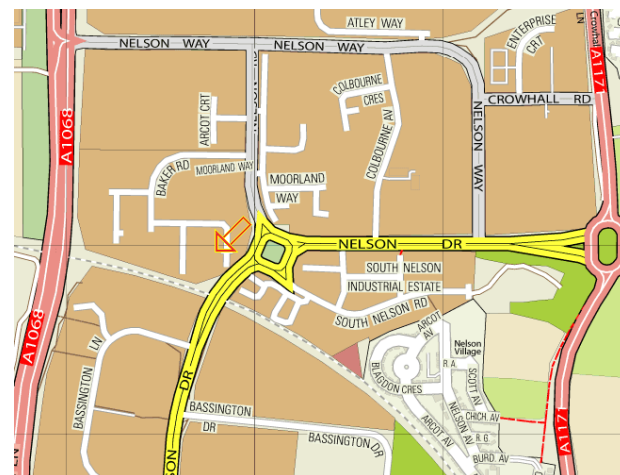
Email: jamie.wales@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website 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.leasebusinesspremises.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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 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



Bus stops located 0.4 miles away



1.6 miles from Cramlington Train Station



3.6 miles from A1 (M)
3.6 miles from A19



10 miles from Newcastle International Airport