



WAREHOUSE PREMISES
FOR SALE / TO LET



**13 EASTER PARK
BAKER ROAD
CRAMLINGTON
NE23 1WQ**

483.56 M² (5,205 FT²)

AVAILABLE ON COMPETITIVE TERMS



LOCATION

Cramlington is a former New Town located 8 miles north of Newcastle upon Tyne and is the industrial focus point of Northumberland. The industrial sector of Cramlington is located approximately 1 mile to the north west 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 and provide access to the regional and national motorway network.

The premises are located in an established position on Nelson Industrial Estate. The buildings are accessed directly off Baker Road via Nelson Road which is one of the main thoroughfares servicing the prime industrial zone.

DESCRIPTION

The unit comprises modern warehouse accommodation with a glazed pedestrian entrance and insulated profile steel cladding to the external walls.

The unit benefits from an extended office area together with WC facilities (including disabled and shower facilities). There is also a mezzanine area with additional offices.

Externally the unit has concrete service yard providing vehicular access to the unit by way of electric insulated sectional up-and-over loading doors.

The unit also benefits from on-site car parking.

ACCOMMODATION

The unit is approximately 483.6 m² (5,205 ft²).

The mezzanine area is 96.5 m² (1,039 ft²).

TERMS

The property is available on a new full repairing and insuring lease for a term by arrangement at a rental of £18,000 per annum exclusive. Quoting price upon application.

The property is subject to a Service Charge to cover the cost of maintenance and upkeep of the external common areas, ie roads, footpaths, car parking and grassed areas.

RATES

According to the Valuation Agency Office website the property has a rateable value of £22,000.



VAT

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

VIEWING

Strictly by appointment with the joint agents.

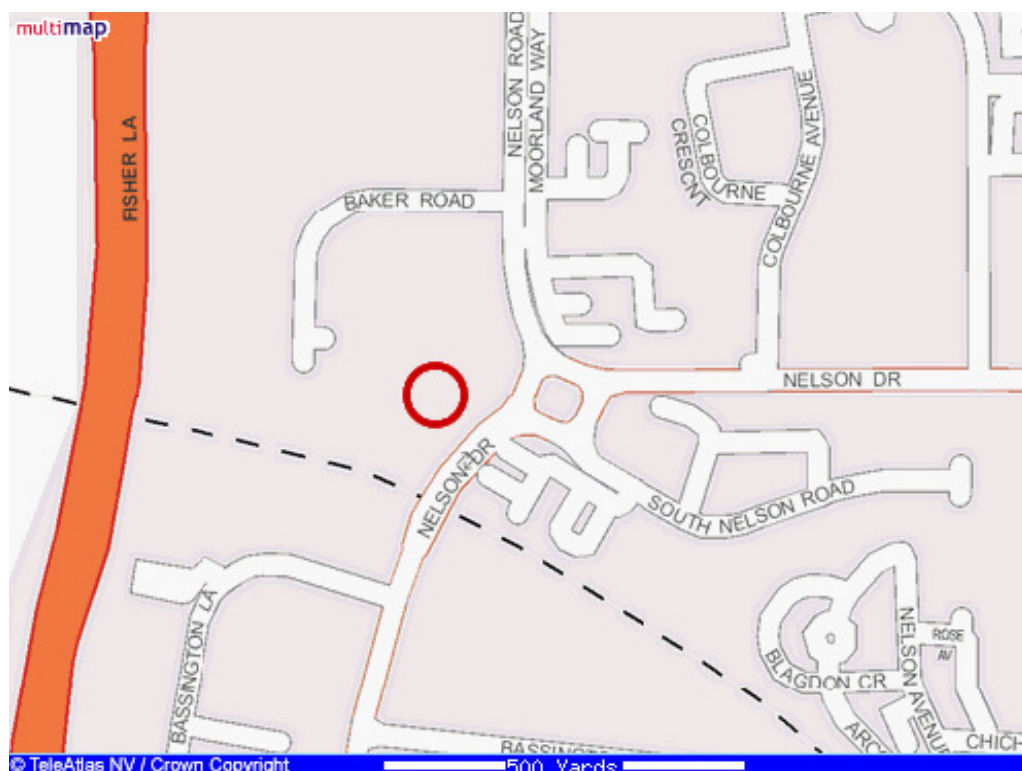
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Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.