



For further information please contact:

Industrial Storage/Development Land

Approximately 5 acres

- Suitable for a variety of uses subject to necessary planning
- Excellent location close to A19 and A1
- Located within a popular industrial estate

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FOR SALE

Bassington Industrial Estate, Cramlington,
NE23 8AF

Location

Cramlington is located approximately 8 miles north of Newcastle upon Tyne and 7 miles south east of Morpeth. The area has excellent road connectivity with the A1, A19 and A189 trunk road all within easy reach which provide access to Newcastle, North Tyneside and South Tyneside and Sunderland via the Tyne Tunnel.

Bassington Industrial Estate is situated in the north west of Cramlington industrial area with access off Fisher Lane A1059 which connects to the junction of the A19/A1 interchange at Seaton Burn. Cramlington Town Centre with its amenities is approximately 1 mile south east.

The site fronts onto Nelson Drive within Bassington Industrial Estate where occupiers close by include Daikin, Miller UK, PHC and CNC.

Description

The site is rectangular in shape and provides approximately 5 acres (2.02 hectares) which is made up of soil/semi-hardcore and level.

The site is fully secure surrounded by a palisade fence together with gated access.

Guide Price

Our clients are seeking offers in the region of £1,000,000 (One Million Pounds) exclusive.

Tenure

Freehold.

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

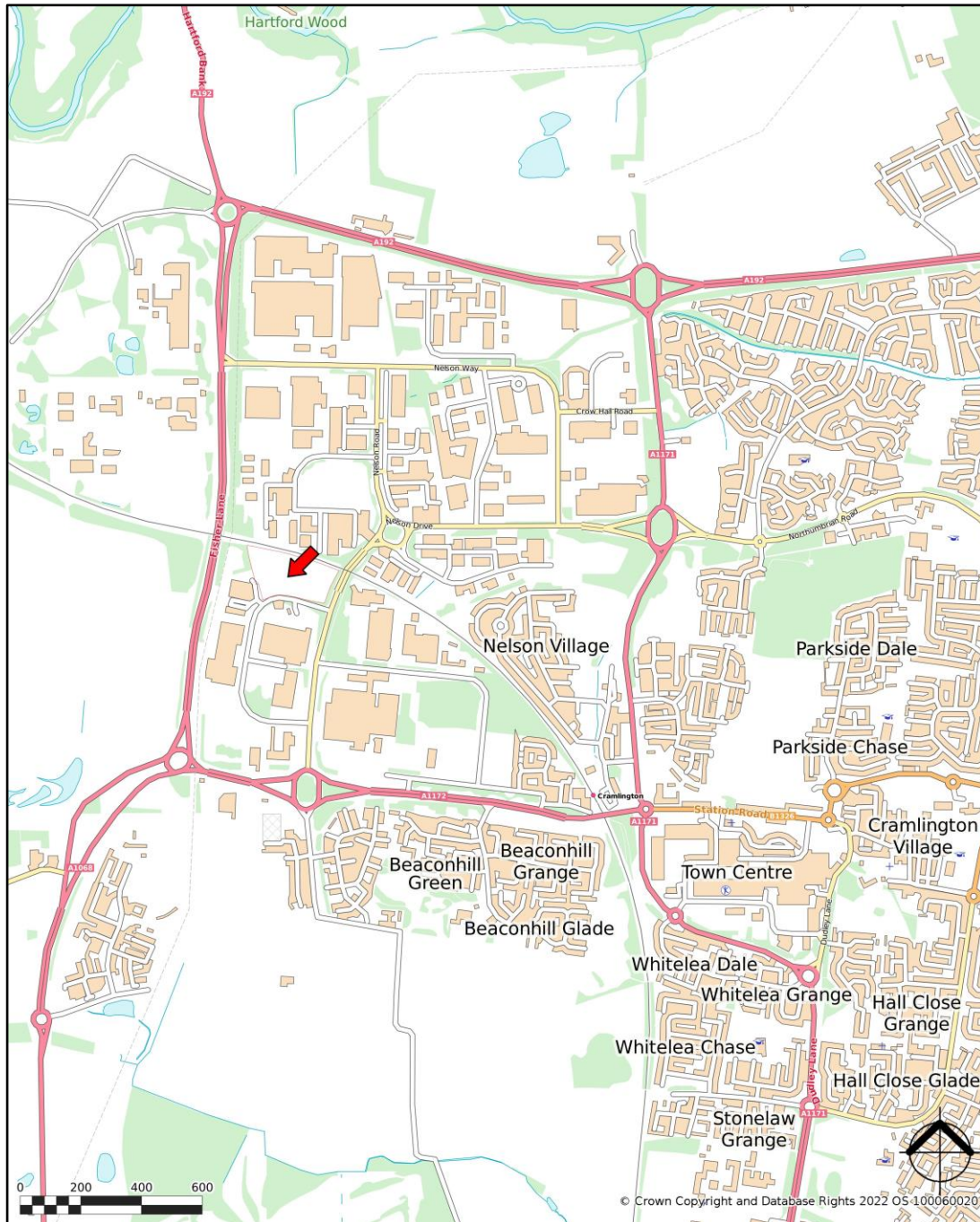
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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