

TO LET

Unit 5, Nelson Park Network Centre,
Cramlington, Northumberland, NE23 1WD



Industrial Unit

3,932 Sq Ft (365.28 Sq M)

- Available now
- Excellent trade park location
- Office and amenity space
- Easy access to A1 and A189

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Location

Nelson Park lies within the heart of Cramlington's industrial centre and has excellent road networks with nearby access to both the A19 and the A1.

Cramlington Village is approximately a 2-mile/5-minute drive away with Manor Walks shopping centre even closer. Manor Walks hosts large high street occupiers such as VUE Cinemas, Dunelm, Boots and Sainsburys.

The immediate surrounding occupiers to the unit are typically B2, B8 and Leisure users. Nelson Industrial Estate is primarily industrial however offers other commercial spaces too.

Description

The unit is a semi-detached industrial unit of steel portal construction. The unit benefits from profile coated galvanised steel cladding with a minimum clear height of 4.1 meters rising to 5.6m at the apex.

The warehouse area benefits from translucent panels which give a good level of natural light. The unit also comprises LED lighting, a concrete floor, and a gas blower heating supply.

There are offices to the ground floor and a mezzanine area that is accessed via stairs to the rear.

The unit also benefits from a 3.25m wide roller shutter door for goods access. There is car parking within the estate.

There is currently a facilities charge in place at £3,901.80, this is variable and can be reviewed.

Gas and electric for the estate is recharged based off meter readings and water at a set charge.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	2,615	242.93
Mezzanine	1,317	122.35
Total	3,932	365.28

Terms

The premises are available on a leasehold basis for a minimum of a 3 year term.

Rent

£24,500 Per Annum exclusive.

EPC

The property has an EPC rating of C65.

Rateable Value

As of July 2024:

Rateable Value: £18,000

Multiplier: £0.499

Rates Payable: £8,982

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

Anti-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 tenant(s).

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