



**BNP PARIBAS
REAL ESTATE**

Modern Industrial Unit To Let

**Unit 11, Easter Park, Baker Road, Nelson Park
Industrial Estate, Cramlington, NE23 1WQ**



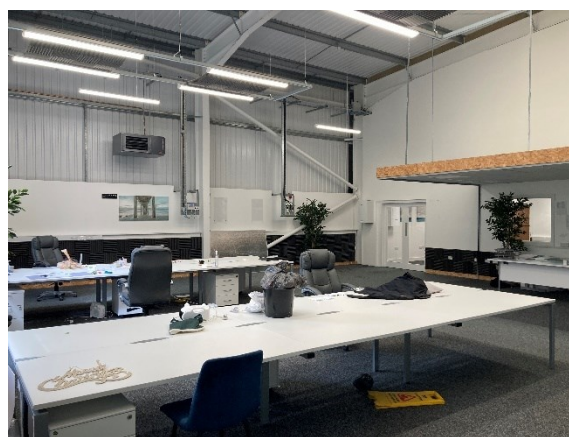
**705 SQ M (7,588 SQ FT)
With 8 car parking spaces**

The Location

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne. 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 southeast and Newcastle International Airport 10 miles to the southwest. Public transport options are available in the area, with local bus services and Cramlington train station in proximity.

Unit 11 is situated in Easter Park, within Nelson Park Industrial Estate in Cramlington. The estate hosts several anchor businesses in sectors such as logistics, manufacturing, and distribution. Surrounding occupiers include

Neighbouring occupiers include; Henderson Bathrooms, C S D Sealing Systems, Tranema Workwear, and City Electrical Factors Ltd.



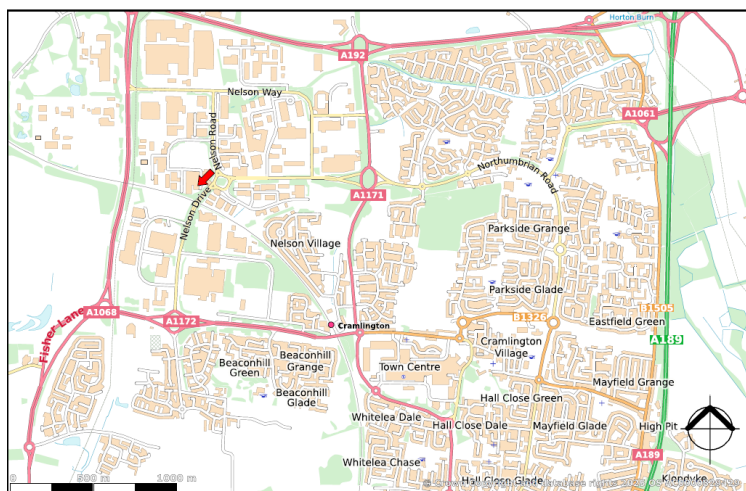
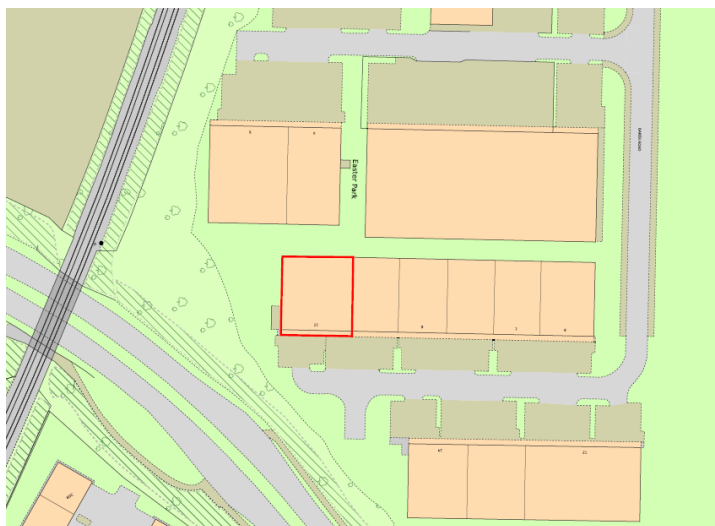
Description

The property provides a modern industrial unit constructed in 2007 of steel portal frame construction with brickwork and insulated profile steel cladding and a mono pitch roof. The unit benefits from 8 car parking spaces to the front.

The accommodation is arranged over ground and first floors. The ground floor provides predominantly industrial space with ancillary office space. The heating system is a combination of gas blow heaters and panel radiators. The property has a minimum eaves height of 6.6m. Vehicular access is provided by a single roller shutter at the front of the unit measures 5.6m in width by 5.5m in height.

There is a dedicated staff canteen, WCs with accessible toilet and shower facilities.

The first floor provides office use, the ceiling is suspended and incorporates energy-efficient LED lighting. The office areas include built-in floor boxes in fixed locations as well as wall-mounted electrical and data sockets, providing dedicated points for connectivity and power supply. Additional modern WC facilities are present, and the space is served by an air conditioning system.



Accommodation

The property provides the following gross internal areas:-

Floor	Description	SQ FT	SQM
Ground Floor	Workshop and office space	6,125	569
First Floor	Offices	1,463	136
TOTAL		7,588	705

Services

The site benefits from all main services.

Rateable Value

According to the Valuation Office Agency website the premises has a current Rateable Value from 1 April 2023 of £40,250 described as Factory and Premises.

Tenure

The property is held leasehold by way of assignment or sublease of the existing lease dated 19th April 2023 to expire 18th April 2028.

Rent

The passing rent is £42,550 per annum exclusive.

EPC

Upon request.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.



Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Further Information and Inspections

Please contact the retained sole agents BNP Paribas Real Estate for further information or to arrange a viewing, which will be strictly by prior appointment through:

Aleksander Roszczyniala

Aleksander.roszczyniala@realestate.bnpparibas
07570 052 292

Jess Venters

Jessica.venters@realestate.bnpparibas
07917 249 101

Aidan Baker

Aidan.baker@realestate.bnpparibas
07712 868 537

Subject to Contract
May 2025

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



**BNP PARIBAS
REAL ESTATE**