

TO LET : LAST UNIT : ENDEAVOUR BUSINESS VILLAGE

NEW BUILD HYBRID OFFICE | INDUSTRIAL UNIT

Nelson Park West, Cramlington, NE23 1WL

Total : 135 sq. m. (1,450 sq. ft.)



Ground : Warehouse (725 sq. ft.)

First Floor : Office (725 sq. ft.)

To Let : £1,095 pcm

Endeavour Business Village, Cramlington

- On-site community hub and facilities
- Secure site with 24hr access for tenants
- Last unit remaining as part of 24 unit development

Description

The sole available unit at Endeavour Business Village in Cramlington features industrial ground floor space measuring (725 sq. ft.) accessible through a large secure roller shutter door. The first floor offers an additional (725 sq. ft.) of open-plan office accommodation. The property also benefits from a self-contained toilet on the ground floor and kitchenette on the first floor, providing essential services to the unit.

All tenants will benefit from the exclusive services at Endeavour Business Village. With conference rooms, and dedicated food and drink areas, the onsite facilities each tenant can strike the perfect work-life balance. Complementary use of the coffee lounge and meeting rooms can help your business thrive and grow, with each village offering a range of conference rooms that are easy and flexible to book.

*The Hub communal facilities**



Accommodation

The unit comprises the following areas

Ground floor	Warehouse / Studio	(725 sq. ft)
First floor	Flexible Office space	(725 sq. ft)

Services

The property is connected to all main services.

Location

Endeavour Business Village in Cramlington contains 24 Hybrid Industrial Units strategically located in Nelson Park West, Cramlington. The site is just minutes away from the A1 and A19, providing regional road links to the development making it ideal for teams looking for relocation, expansion or regional HQ opportunities.

Cramlington is a well-established and prominent location for manufacturing and engineering businesses and is a prominent location in the North East property market for employment land and business premises. This offers a foothold in the market to capture new investment in the emerging renewables and advanced manufacturing.



EPC

EPC : B

Terms

Unit is available to let for £1,095 pcm + VAT.

Service Charge

An estate service charge will be recoverable from the occupier for upkeep and maintenance of the estate.

VAT

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

Business Rates

The property will be assessed upon occupation.

Contact Details, Viewing and Further Information

BNP Paribas Real Estate:

Aidan Baker

0191 227 5737

07712 868537

aidan.baker@realestate.bnpparibas

Aleksander Roszczyniala

0191 227 5706

07570 052292

aleksander.roszczyniala@realestate.bnpparibas

Jessica Venters

0191 917 3672

07917 249 101

jessica.venters@realestate.bnpparibas

Subject to Contract April 2024