

INDUSTRIAL UNIT TO LET

UNIT 24 ATLEY WAY

Atley Business Park, Cramlington NE23 1WP



savills

LOCATION

Unit 24 Atley Way is located within Atley Business Park, immediately south of the A192 arterial road in Cramlington. The estate benefits from close proximity to the A189, allowing for vehicular access to the wider regions road network.

The estate lies north west of Cramlington, with the West Hartford development site a short distance north of the subject.

DESCRIPTION

The estate comprises terraced industrial units of steel portal frame construction.

The external elevations are of blockwork and profile cladding construction under a pitched roof. Internally the units benefit from concrete flooring, LED lighting, translucent roof panels and one electrically operated roller shutter door.

The unit benefits from clear internal height of 3.9m, rising to 5.0m at the apex. The roller shutter door height extends to 4.0m. The accommodation includes W/C access, an office/reception block and kitchenette.

Externally, the unit benefits from assigned car parking spaces

ACCOMMODATION

The estate comprises the following properties with corresponding approximate Gross Internal Areas;

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 24	1,210	112.4	£12,500

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RATEABLE VALUE

The property falls within Small Business Rates Relief exemption, however all interested parties are advised to make their own enquiries via the relevant local authority.

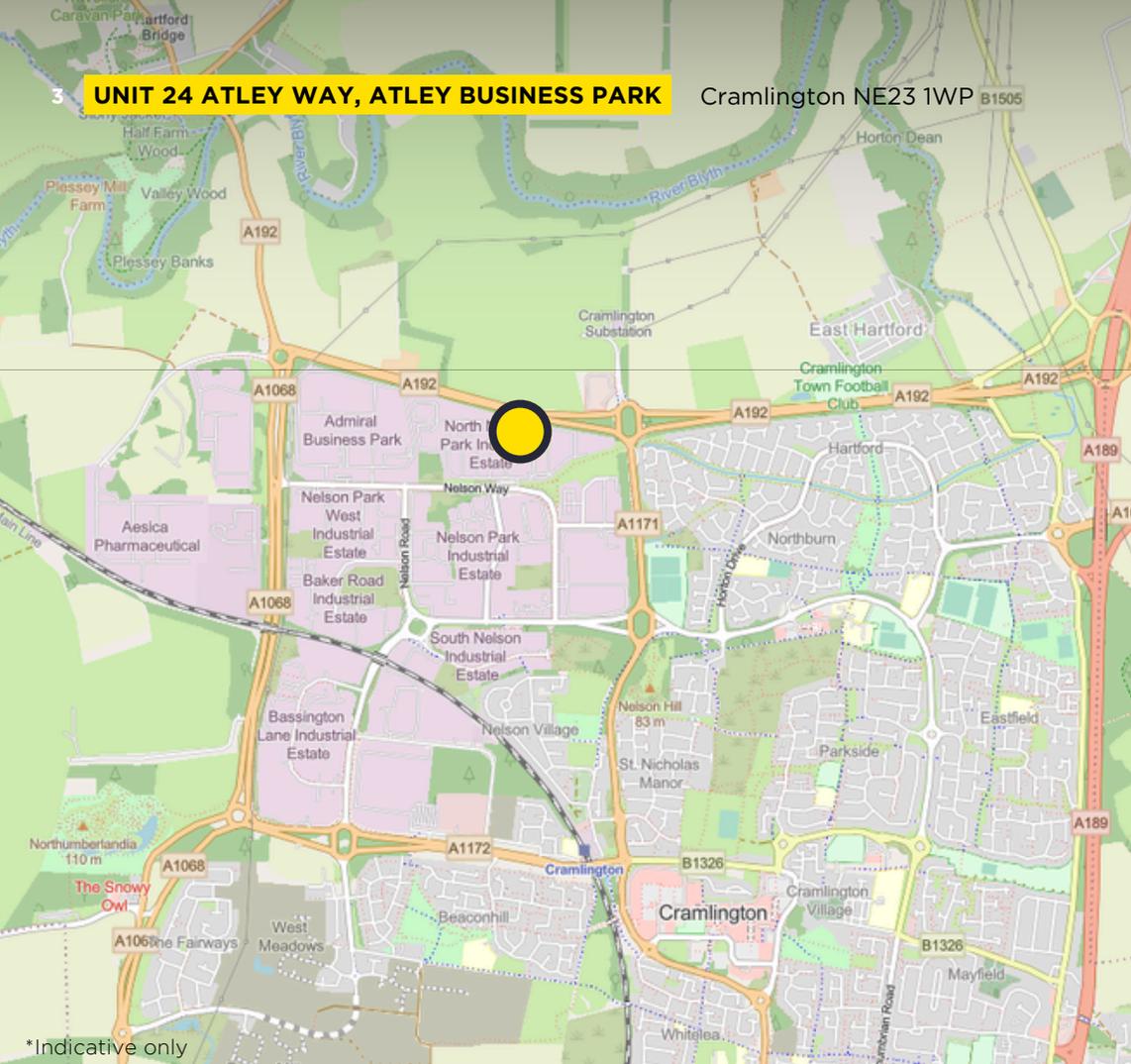
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SERVICES

We understand the properties benefit from water and electric connection.





*Indicative only

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RENT

£12,500 per annum exclusive of VAT, service charge and utilities.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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