



NORTHERN TRUST

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TO LET
UNITS 33B & 33C

MOORLAND WAY

NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE

WORKSHOP / INDUSTRIAL UNITS

2,716 - 5,435 sq ft (252 - 505 sq m)

KEY FEATURES

- Well established estate
- Good access to A1, A19 & A189
- Office, mezzanine & warehouse
- Minimum eaves 4.1m
- LED lighting throughout
- Estate CCTV
- Units can be combined



CONTACT US:



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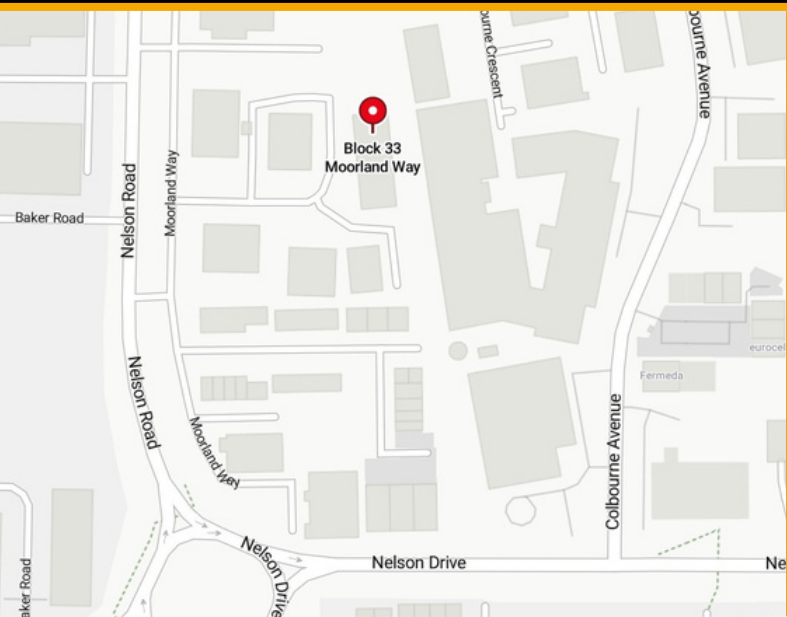


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UNITS 33B & 33C

NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE



LOCATION

Nelson Park Industrial Estate is located in the heart of the Cramlington Industrial Zone and has good access to the major road network. Situated close to the A1, A189 spine road and the A19, the estate is within easy reach of Newcastle City Centre and the Tyne Tunnel.

The estate is close to a range of amenities including retail, leisure and food outlets at Manor Walks.

WORKSHOP / INDUSTRIAL UNITS
2,716 - 5,435 sq ft (252 - 505 sq m)

DESCRIPTION

Units 33B & 33C are mid terraced workshop units of steel frame construction with brick/blockwork walls and profile sheet roof incorporating translucent roof lights. The units include a ground floor office, mezzanine storage and WC facilities.

SPECIFICATION

- Mains electric and water
- Ground floor office circa 195 sq ft
- First floor mezzanine storage circa 280 sq ft
- Manually operated, overhead loading door approx 3m (w) x 4m (h)
- Eaves height to underside of haunches 4.1m

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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