

**DOVE HAIGH
PHILLIPS**

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dhpproperty.co.uk



TO LET

14,864 - 204,821 sq ft (1,381 - 19,029 sq m)

High Quality Industrial Unit

Nelson Way, Cramlington, Northumberland, NE23 1WG





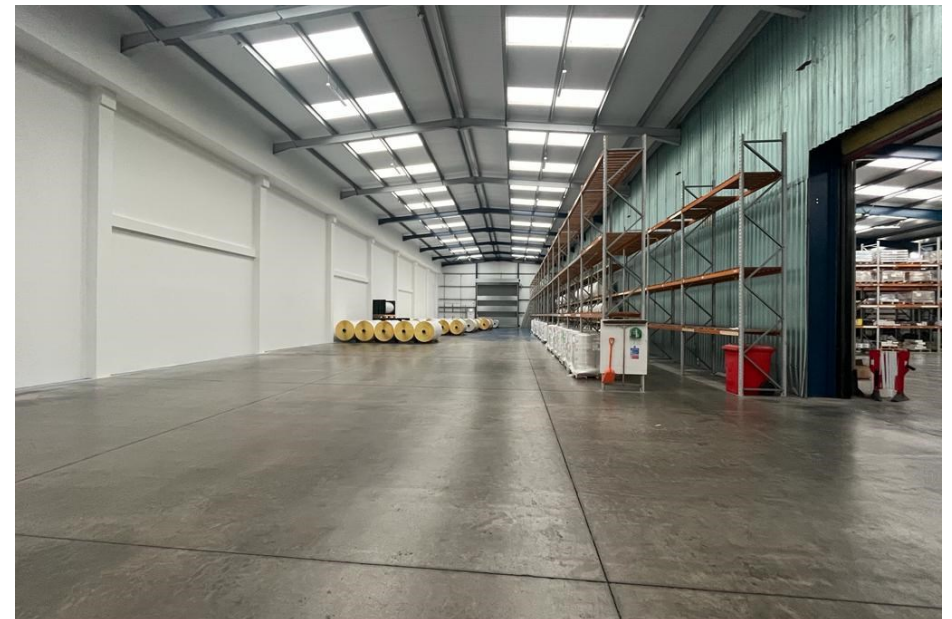


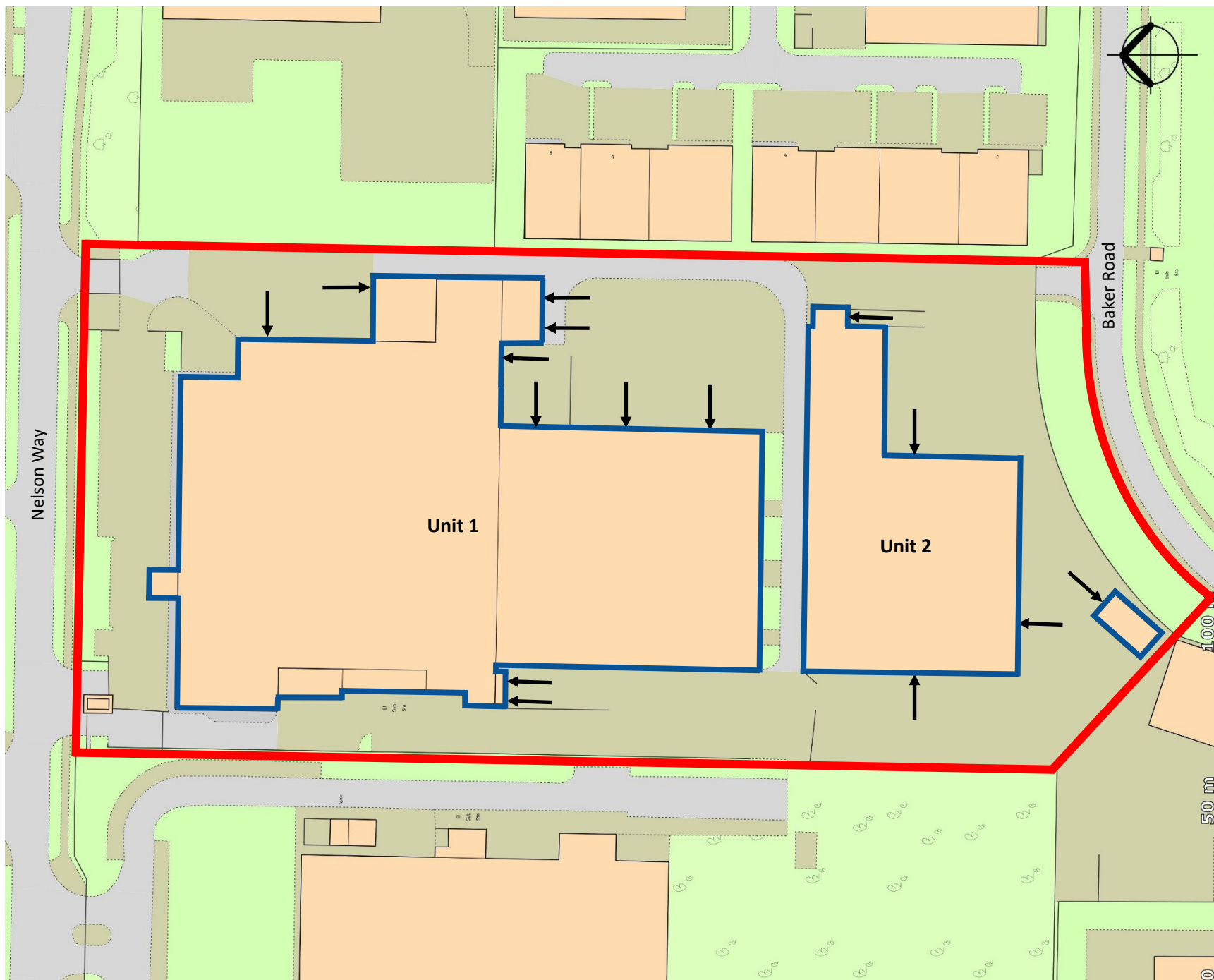
Overview

- Leasehold industrial premises immediately available
- Suitable for manufacturing and distribution
- Good condition throughout
- A variety of size options

Specification

- Steel portal frame construction
- Largely modern metal profile roof coverings
- Solid concrete floors
- LED lighting throughout
- All mains services
- Dock and level access loading doors to multiple elevations
- Concrete service yards





Accommodation

Description	SQ FT	SQ M
Unit 1		
Industrial (4m minimum eaves, 5.5m max)	85,756	7,967.00
Industrial (6.8m minimum eaves)	52,547	4,881.78
Offices	15,785	1,466.48
Unit 2		
Industrial	45,586	4,235.08
Offices	2,764	256.78
Ancillary storage	2,000	185.81
Gatehouse	383	35.58
TOTAL	204,821	19,028.51

Site Area

10.2 acres / 4.13 hectares



Site

- 45% site coverage
- Highly secure perimeter fence
- Security gatehouse
- Extensive yard/external storage areas
- Dedicated vehicle parking areas



Tenure

New leases are available on Fully Repairing and Insuring (FRI) terms. Quoting rents are available on request.

Services / Service Charge

All mains utilities including gas, water, electricity and drainage are available. If multi-let a service charge will be in place.

Business Rates

The property has a Rateable Value of £497,500. Interested parties are advised to make their own enquiries via Northumberland Council.

EPC

The property has an energy performance rating C (65).



Location

Cramlington Industrial Estate is well established with excellent connections to the national motorway network via J80 A1 and the A19. Local occupiers include;

- Oragnon Pharmaceuticals
- Daikin
- Avery Dennison
- Merit

Terms

Rent on application.

VAT

All rents quoted are exclusive of VAT which may be charged in addition.

Viewing & Further Information

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