



12 Atley Business Park, Cramlington NE23 1WA

TO LET

Hybrid Industrial Unit

**2,640 Sq Ft
(245 Sq M)**

DESCRIPTION

The property provides an industrial unit constructed in 2007, of steel portal frame construction with brickwork and insulated profile steel cladding beneath a pitched roof.

The ground floor provides a workshop, together with reception, training rooms, kitchen and WC facilities.

The first floor is fitted out as office accommodation, with a managing director's office, comms room and general office areas. The front elevation of the property is fitted with double-glazed windows, providing natural light to the reception and office areas.

- ✔ **Workshop ceiling height measuring 4.3m**
- ✔ **Automatic roller shutter door (3.13m W x 4.83m H)**
- ✔ **Office area with 40% transparency skylights**
- ✔ **Workshop and offices fitted with LED lighting**
- ✔ **Air-conditioning to the first floor office space**
- ✔ **On-site amenities, security and management**



LOCATION

Unit 12 is situated in Atley Business Park in Cramlington with access off Nelson Way. The estate hosts several anchor businesses in sectors such as logistics, manufacturing, and distribution, that underpin the overall market stability and create opportunities for operational synergies.

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
First Floor	1,320	123
Ground Floor	684	64
Ground Floor	636	59
Total	2,640	245

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

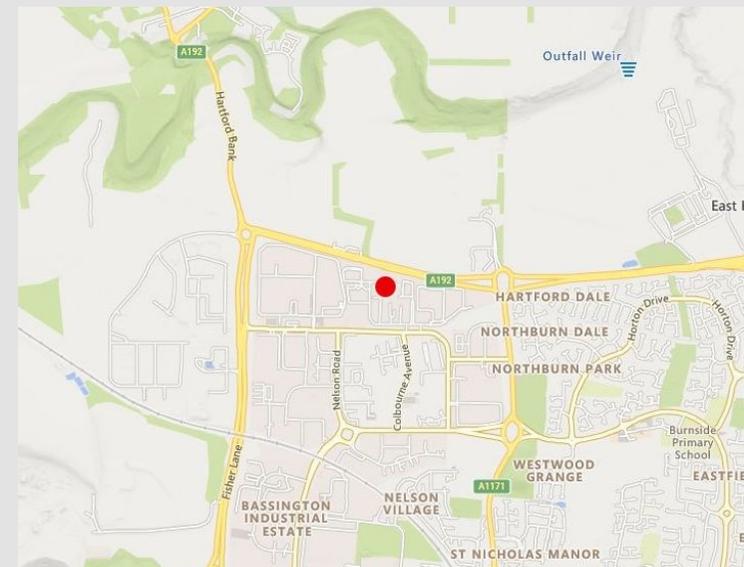
Each party to be responsible for their own legal costs incurred in any transaction.

TERMS

The unit is available by way of a new FRI lease for a term to be agreed at a price upon application. Acting on agency for a family member.

EPC

The property has an EPC rating of B-48 - valid until 26 August 2035.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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