

poplar court CRAMLINGTON, NE23 1WE



POPLAR COURT

Nelson Park, Cramlington

New Workshop Development

TO LET

UNITS FROM **1,063** Sq Ft (99 SQ M)
TO **3,769** Sq Ft (350 SQ M)

Where to find Poplar Court...

Poplar Court is strategically located a mere four minutes' drive from both the A1 and A19 trunk roads approximately 7 miles north of Newcastle City Centre. The Tyne Tunnel is 9 miles to the south and Newcastle International Airport is just 5 miles to the west. The development forms part of the substantial and well established Nelson Park which is the principal industrial area in South East Northumberland.

Terms

The units are available to let by way of standard Northern Trust Company Limited easy in, easy out terms as follows:-

- Initial three year term with only three months notice required to vacate at any time;
- Rent payable monthly in advance by direct debit.
- Rents are inclusive of Landlord's costs for external and structural repairs, general site maintenance, landscaping and building insurance;
- Tenant responsible for payment of rates and other outgoings.

Rents

For full details of asking rents and availability contact the joint letting agents:

VAT

All rents and other charges will be subject to VAT at the standard rate.

Planning

Planning consent has been granted for B1, B2 & B8 uses including light / general industrial and warehousing.

Economic Assistance

Contact the Economic Development Unit at Blyth Valley Borough Council: 01670 542 542.



Project Part-Financed by the European Union

European Regional Development Fund



A development by:

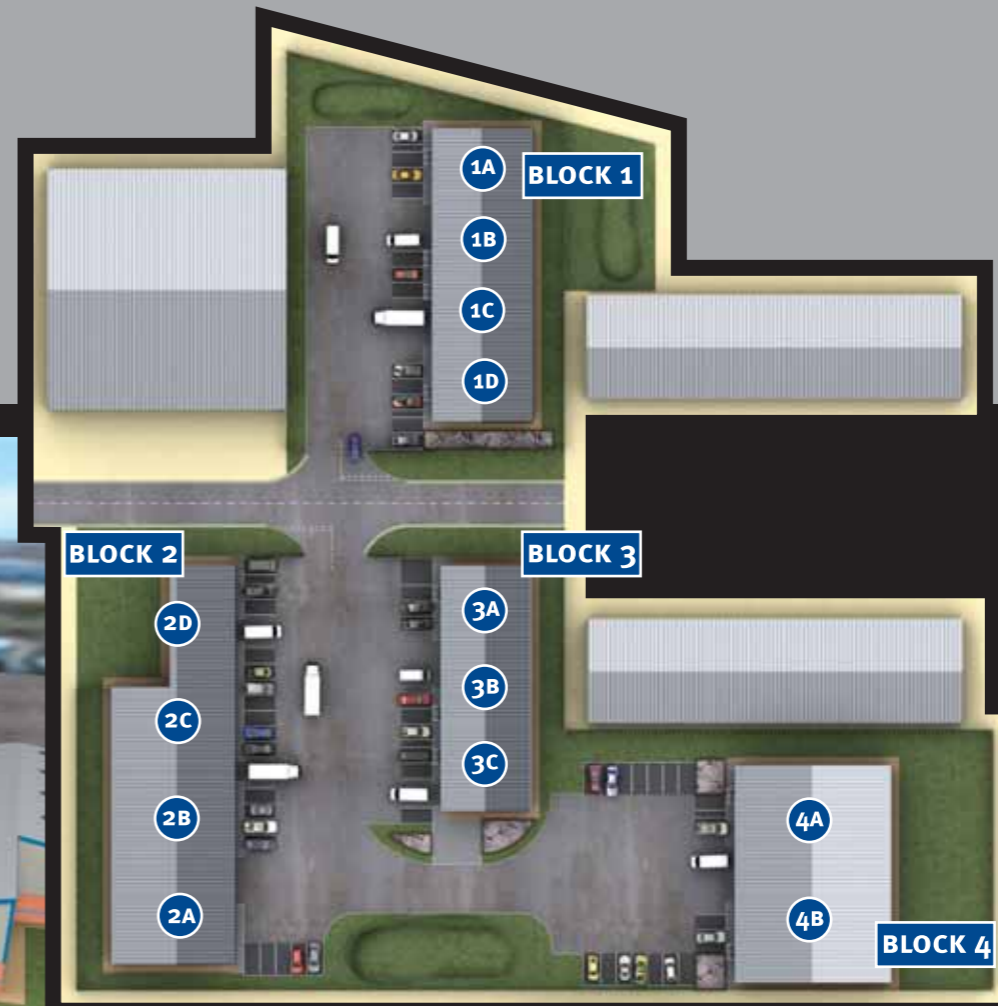


Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. January 2006.

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A1 / A19

Poplar Court comprises a high quality industrial development providing a total of 28,138 sq ft (2,614 sq m) in individual units ranging from 1,063 sq ft (99 sq m) to 3,769 sq ft (350 sq m).



UNIT	SQ M	SQ FT
BLOCK 1		
1A	201	2,167
1B	99	1,063
1C	99	1,063
1D	201	2,167
BLOCK 2		
2A	210	2,258
2B	250	2,690
2C	250	2,690
2D	159	1,706
BLOCK 3		
3A	179	1,928
3B	133	1,433
3C	133	1,433
BLOCK 4		
4A	350	3,769
4B	350	3,769
TOTAL	2,614	28,138

Reasons to choose Poplar...

BRAND NEW BUILDINGS

GOOD PARKING

ESTABLISHED BUSINESS LOCATION

CLOSE TO A1

GOOD CORPORATE IMAGE

COMPETITIVE RENTS

FLEXIBLE TERMS

What you get at Poplar Court...

4 - 4.5M TO UNDERSIDE OF HAUNCH

10% FITTED OFFICES IN UNITS OVER 2,000 SQ FT

37.5 KN/M2 FLOOR LOADING

GOOD CAR PARKING

BRICKWORK AND PROFILE COMPOSITE CLADDING

BREEAM RATING OF 'GOOD'