



TO LET

SOUTH NELSON INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WF



- **Well established estate**
- **Good access to A1, A19 and A189**
- **Tenant controlled access gates**
- **Office in 1,675 - 2,550sq ft units**
- **Flexible terms**

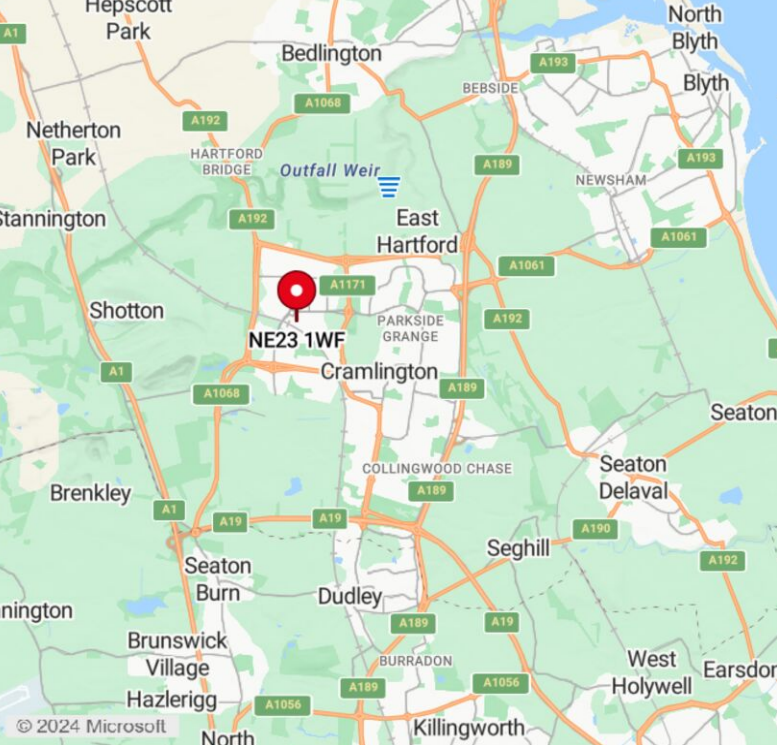
WORKSHOP / INDUSTRIAL UNITS

570 - 2,550 sq ft (53 - 237 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A19	5.0	9	Car
A1	3.0	6	Car
A189	2.5	6	Car
Newcastle City Centre	12.0	20	Car

Source: theAA.com

SOUTH NELSON INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND



LOCATION

South Nelson Industrial Estate is located in 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 Airport and Newcastle City Centre.

DESCRIPTION

The units are of steel frame construction with insulated pitched roofs incorporating translucent roof lights. Elevations are brick/blockwork walls and insulated metal cladding. The units have separate personnel access, loading door and forecourt parking.

SPECIFICATION

- Mains electric (3 phase) and water
- WC facilities
- Kitchenette
- Loading door 2.7m wide by 3.5m high

EPC

Copies of individual EPC certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information

www.nelson-park.co.uk



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