

NELSON PARK INDUSTRIAL ESTATE



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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CRAMLINGTON • NORTHUMBERLAND • NE23 1WE



- Close to A1 / A189 / A19
- Flexible tenancies to suit your needs
- On site CCTV
- Excellent amenities within easy reach



INDUSTRIAL/WAREHOUSE



TO LET

565 SQ FT - 34,466 SQ FT
(53 SQ M - 3,202 SQ M)

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SPECIFICATION

Single storey workshop / factory units generally of steel portal frame construction with insulated steel pitched roofs incorporating translucent roof lights. Elevations are mainly brick / blockwork walls and insulated metal cladding.

- Mains electric, gas, water supply
- Telephone ducts to all units
- Gas fired warm air heaters available in selected units
- Reinforced concrete floors
- WC facilities
- Internal offices (to larger units only)
- Security fencing/gates in selected areas



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DESCRIPTION

Nelson Park Industrial Estate is a modern, popular industrial estate comprising 75 units totalling 343,056 sq ft (31,871 sq m). Most units were built in the 1980's and Poplar Court was added in 2006, providing high quality accommodation in a successful and attractive working environment.

The estate benefits from landlord controlled CCTV coverage supported by mobile response teams.

Premises are suitable for uses within classes B1 (offices / light industrial), B2 (general industrial) and B8 (warehouse storage / distribution) of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2010.

Major occupiers include Npower, Environment Agency, Howdens Joinery Co and Balfour Beatty Group Ltd.

TERMS

Workshops are available on flexible Tenancy Agreements with the landlord responsible for all structural and external repairs and building insurance. Tenant responsible for internal repairs, external doors and windows.

Warehouse / factory units are available on tenant's Full Repairing and Insuring lease, term to be agreed.



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AVAILABILITY

For current availability please see the enclosed schedule.

RENT

Details of the rent and other charges are available upon application to the agents.

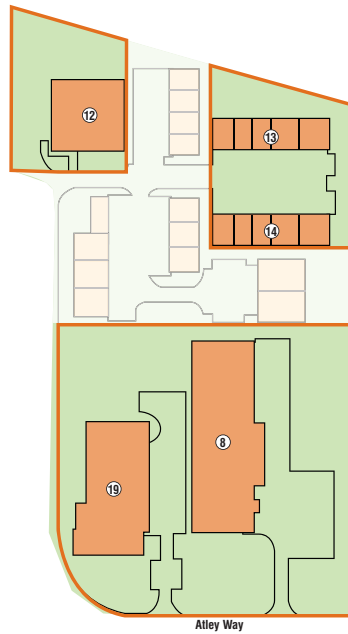
VAT

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

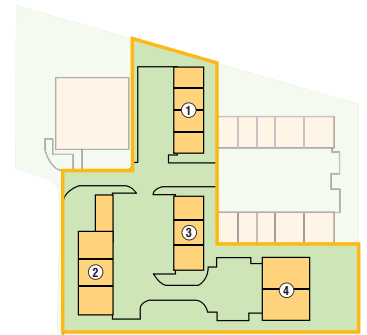
MOORLAND WAY



ATLEY WAY



POPLAR COURT



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LOCATION

Nelson Park Industrial Estate is located in the heart of the Cramlington Industrial Zone and has excellent access to the major road network. Situated close to the A1, A189 (Spine Road) and A19 Trunk Road, the estate is within easy reach of Newcastle Airport (8 miles), Newcastle City Centre (9 miles) and the Tyne Tunnel (11 miles).

Amenities in the immediate vicinity include Manor Walks Shopping Centre, Concordia Leisure Centre, Cramlington Railway Station, Holiday Inn and Premier Lodge Hotels.

TRAVEL DISTANCES

DESTINATION	DISTANCE (approx)
A1 (M)	3 miles
Morpeth	6 miles
Newcastle	9 miles

FINANCIAL ASSISTANCE

Companies locating or expanding at Nelson Park Industrial Estate may be eligible for a variety of financial incentives.

Further details are available from:
Northumberland County Council, County Hall,
Morpeth, Northumberland, NE61 2EF

Tel: 0845 6006400

FURTHER INFORMATION

To arrange a viewing please contact one of the joint agents.



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