



To Let

482.34m² (5,192ft²)

Unit 5 Trafalgar Court South Nelson Industrial Estate Cramlington, NE23 1WF

- Fully refurbished
- Secure fenced shared site
- LED lighting
- Ample parking
- Substantial 3 phase power supply
- Electric roller shutter loading door

SUBJECT TO CONTRACT

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Location

Trafalgar Court is a multi-let industrial development on the South Nelson Industrial Estate in Cramlington. The property is circa 3 miles northeast of the Seaton Burn junction of the A19 and the A1. Manor Walks Shopping Centre is less than 2 miles away and the A189 is 2.5 miles to the east.

Description

The property was fully refurbished in 2025.

A refurbished end terrace industrial unit comprising a steel portal frame, with cladding to the external elevations incorporating Georgian wired glass windows and a pitched roof of insulated profile metal sheeting. The unit has an eaves height of 3.4m to underside of haunch and 4.3m to the Apex.

The property has a flat roofed projection to the rear with kitchen and WCs provided, including central heating and hot water from a gas boiler.

The warehouse has LED lighting and access is via an electric roller shutter loading door measuring 3.6m wide by 3m high.



Energy Performance Certificate (EPC)

The property has an EPC Rating of C(67). A copy of the certificate is available on request.



Accommodation

	sq m	sq ft
Warehouse	459.9	4,950
Amenity Block	22.4	241
Total GIA	482.3	5,192

Terms

Available by way a new full repairing and insuring lease at a rent of **£34,000 pa.**

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value 2023 of £25,750. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase power.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Sole Agents HTA Real Estate

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