

# For Sale

Baker Road, Nelson Park West,  
Cramlington, NE23 1WL



## Modern Office, Workshops & Yard

1,884 m<sup>2</sup> (20,274 sq ft) on 0.724 ha (1.79 acres)

- Attractive two-storey office building with attached workshop & stores
- Associated parking and 0.31 acre concrete service yard
- Recently constructed HGV workshop with vehicle inspection pit
- Secure concrete HGV yard extending to 0.61 acre
- Potential for subdivision as a multi-let facility
- Sale Price: £2,150,000

## Situation

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

Nelson Park West lies a little over a mile to the north west of Cramlington town centre and enjoys excellent access to the principal roadways with junction of the A19/A1 lying approximately 2 miles to the south and the Tyne Tunnel lying a further 7 miles to the south east.

Please see the Ordnance Survey site and location plans for more detailed directions.

## Description

The original office building and workshop was built in 2009 with a new HGV vehicle workshop and secure yard added in 2020.

It provides an ideal head office depot site or the opportunity for individual elements to be let and be income producing.

Further detail on the premises is provided as follows:

### Office / Workshop Building

- Built in 2009
- Imposing entrance lobby
- Feature brickwork and curtain walling / glazing
- Two-storey office accommodation
- Mixture of open plan / modular accommodation
- Staff amenities
- Adjoining workshop with office accommodation
- Workshop clear internal height – 5m
- Mezzanine
- Access via 2 electric sectional doors
- Concrete service yard
- Staff parking
- Environmental features including ground source heat pumps & PV panels

### HGV Workshop & Yard

- Built in 2020
- Steel portal frame construction
- Insulated profile steel cladding and roof
- Clear internal height of 6.1 m
- Office, canteen & staff amenities
- 4 electric roller shutter doors (w 5m x h 6m)
- Three phase electricity
- LED lighting
- Secure concrete yard
- Vehicle wash bay with interceptor

## Accommodation

The property has been measured on a Gross Internal Area basis (GIA) and the floor areas recorded as follows:

Office / Workshop Building	m <sup>2</sup>	Sq ft
GF Reception / Meeting Room	107.5	1,158
GF Office / Welfare	87.2	938
FF Board Room / Breakout Area	106.6	1,147
FF Office Area & WCs / Kitchen	352.5	3,794
Workshop	249.5	2,685
GF Stores	264.7	2,849
Mezzanine	86.8	934
<b>Total</b>	<b>1,255</b>	<b>13,505</b>
Concrete Yard Area	0.124 HA	0.31 acres

HGV Workshop & Yard	m <sup>2</sup>	Sq ft
Workshop area	558.5	6,011
GF WC/Stores	35.2	379
Mezz office/canteen	35.2	379
<b>Total</b>	<b>628.9</b>	<b>6,769</b>
Concrete Yard Area	2,350	0.58



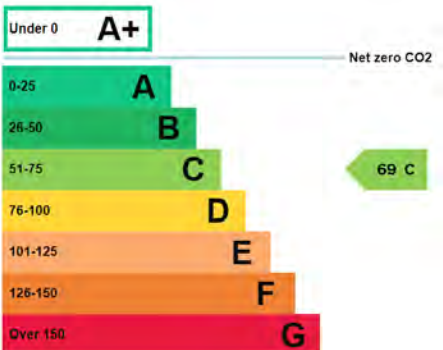
## Rateable Value

The property is assessed in full at a Rateable Value of £84,500 effective 1<sup>st</sup> April 2023. For further information please visit [www.voa.gov.uk](http://www.voa.gov.uk).

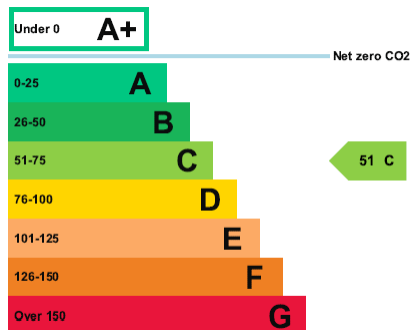
## Energy Performance

The office / workshop and HGV workshop are independently assessed as follows. Further information is available on request.

### Main office / Workshop



### HGV Workshop



## Tenure

The property is held by way of a 125 year long leasehold title from 17 March 2009.

For further details please contact:



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**Subject to Contract**



## Terms

Offers are invited in the region of £2,150,000.

## VAT

All prices are quoted exclusive of VAT & Stamp Duty.

## Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.



Particulars - September 2024  
Images - 2024



