



# To Let

## Baker Road, Cramlington NE23 1WL

MODERN INDUSTRIAL/STORAGE UNIT

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**AVISON  
YOUNG**

- Upto 80,000 sq ft (7,432.18 sq m)
- Large secure yard
- Level and dock loading
- 10m eaves
- Close to A1 and A19

### Location

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

Access to the principal roadways is excellent with the junction of the A19/A1 lying approximately 2 miles to the south and providing access to the Tyne Tunnel which lies a further 7 miles to the southeast and Newcastle International Airport 10 miles to the southwest.

The unit is located on Baker Road on the Nelson Park West Industrial Estate in the heart of the main industrial zone in Cramlington

### Description

The property will comprise of a detached industrial unit in two bays of steel portal frame construction with profile sheet cladding to walls and roof.

The unit will be capable of subdivision into two self-contained units and will be completed to incorporate the specification below: -

- 10m eaves
- 5% office at 1st floor
- 500 – 600 kva

- 4 docks + 4 level access doors
- 50 kn/sq m floor loading
- Minimum 35m yard depth

### Accommodation

Floor	Sq ft	Sq m
Warehouse/	80,000	7,432.24
<b>Total</b>	<b>80,000</b>	<b>7,432.24</b>

### Terms

Available by way of a full repairing and insuring lease for a term and rent to be agreed.

### Business Rates

The property will be assessed for business rates on completion.

### Services

The property will be connected to all mains services

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

The EPC rating for the building will be assessed on completion.

### Viewing

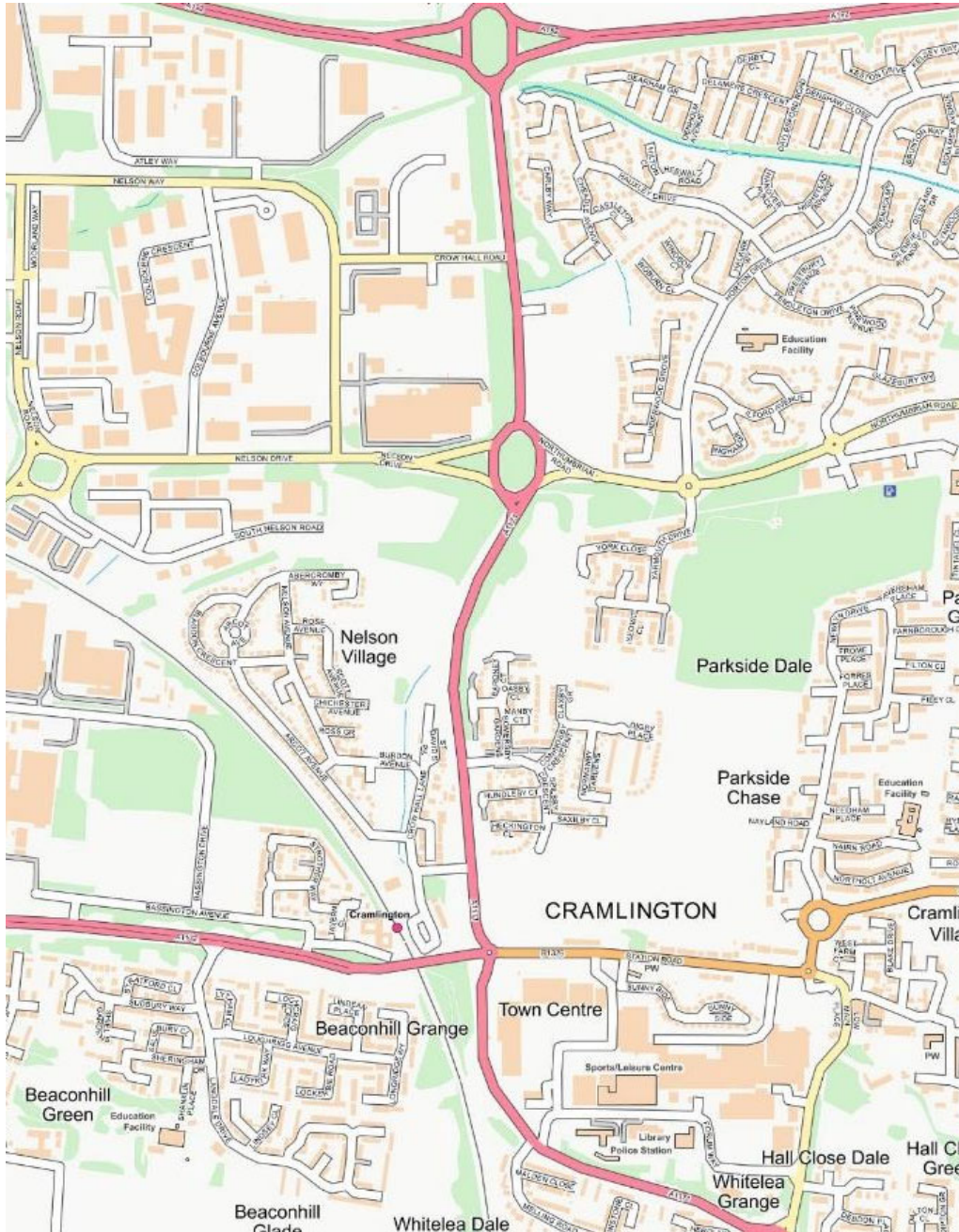
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# If you would like to know more please get in touch.

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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**avisonyoung.co.uk**

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