



**KnightFrank.com**



## Development Land and Premises

Northumberland Business Park West, Cramlington

- Excellent prominence and access to A19 trunk road
- Development plots from 0.4 HA (1 acre) to circa 2.4 HA (6 acres)
- Available unit from 744m<sup>2</sup> (8,010 sq.ft.)
- Suitable for a range of industrial, warehouse, office and roadside uses
- Design & build bespoke packages
- Occupiers include VW Skoda, Jackel International, Croft Veterinary Hospital and Fergusons Self Store

**0191 2212211**

Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX  
email: [www.knightfrank.com](http://www.knightfrank.com)

## Situation

The Northumberland Business park West lies approximately one mile south of Cramlington town centre immediately adjacent to the A19 trunk road.

The site is extremely well located being approximately 8 miles north of Newcastle upon Tyne city centre and within 2 miles of the A1 and 5 miles from the Tyne Tunnel entrance.

## The Development

This prominent estate provides a range of existing modern factory/warehouse building together with fully serviced development land available in a variety of plot sizes.

Currently there is one unit remaining from the previous phase which comprises a high bay terraced unit of steel framed construction with a 20 tonne overhead travelling crane. The external walls and roof are of insulated profile steel cladding incorporating double skin translucent roof lights to the roof areas. Internally the units has an internal clear height of 10 m is provided with male and female / disabled toilet facilities and space for an office area.

Externally there is a large concrete forecourt to the front of the unit providing vehicular access to an insulated sectional up and over loading door measuring 4.5m wide x 5.0m high.

Car parking to the unit is provided to the rear where there are in total 46 spaces for the use of the block.

## Services

The unit is provided with mains supplies of gas and water, together with 3 phase electricity. There is no heating to the premises, however, there is lighting throughout by way of low bay sodium units.

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

## Accommodation

Unit B                      744m<sup>2</sup>                                      (8,010 sq.ft)  
Plot sizes from    0.4 HA to 2.4 HA    (1 acre to 6 acres)

## Rating

Unit 4B is assessed at Rateable Value £31,250 and the rates payable for 2010/11 are £12,938.

## Terms

Our client is willing to consider either sales of development plots by way of long ground leases or purpose built units on either sale or letting basis.

Unit B is offered to let on a new fully repairing and insuring lease for a term of years to be agreed at a rent of £36,000 pa.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's costs in connection with the preparation and execution of the lease.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Viewing

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

Jan 2011

Northumberland Business Park West  
Dudley Lane,  
Cramlington



© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:10000

Northumberland Business Park West - map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Northumberland Business Park West  
Dudley Lane,  
Cramlington

