



To Let

Industrial Open Storage

**Baker Road
Nelson Park West
Cramlington
NE23 1WQ**

- 4.77 acres
- Prominent development site
- Potential for Industrial Open Storage (IOS)

SUBJECT TO CONTRACT

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HTA Real Estate
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Location

The site is strategically positioned on Baker Road within Nelson Park West Industrial Estate in Cramlington, a well-established industrial and commercial hub. Cramlington is situated approximately 8 miles north of Newcastle upon Tyne.

The site benefits from excellent connectivity to major transport routes, including the A19 and A1(M), which provide convenient access to the wider North East region and beyond. These road links make it an ideal location for businesses requiring efficient logistics and distribution capabilities. In addition to vehicular accessibility, the site is well-served by public transport, with regular bus services connecting Cramlington to Newcastle and surrounding areas. Cramlington railway station, located nearby, offers direct services to Newcastle and other key destinations. For air travel, Newcastle International Airport is just 10 miles to the southwest, providing both domestic and international flight connections.

Description

The site comprises a rectangular shaped area with access off Baker Road and offers an excellent opportunity for industrial open storage or development subject to planning permission.

Site Area

The site has a gross area of 1.93 Ha (4.77 acres)

Terms

The site is available to purchase on a long leasehold basis for a term of 125 years at a peppercorn rent. There is also an option to purchase the freehold

Planning

We understand the site sits within an allocated employment zone. Interested parties are recommended to make their own enquiries with the Northumberland County Council

Services

We understand that the property is connected to all mains services however we request all interested parties to make their own enquiries in this regard.

Price

Offers are invited for the long leasehold interest.

Costs

Each party to be responsible for their own legal and surveyor's costs incurred in the transaction

VAT

All figures quoted are exclusive of VAT which may apply.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

Via Agents HTA Real Estate

Richard Scott - richard@htare.co.uk
Direct Tel: 0191 245 3012

Nick Atkinson - nick@htare.co.uk
Direct Tel: 0191 245 3011

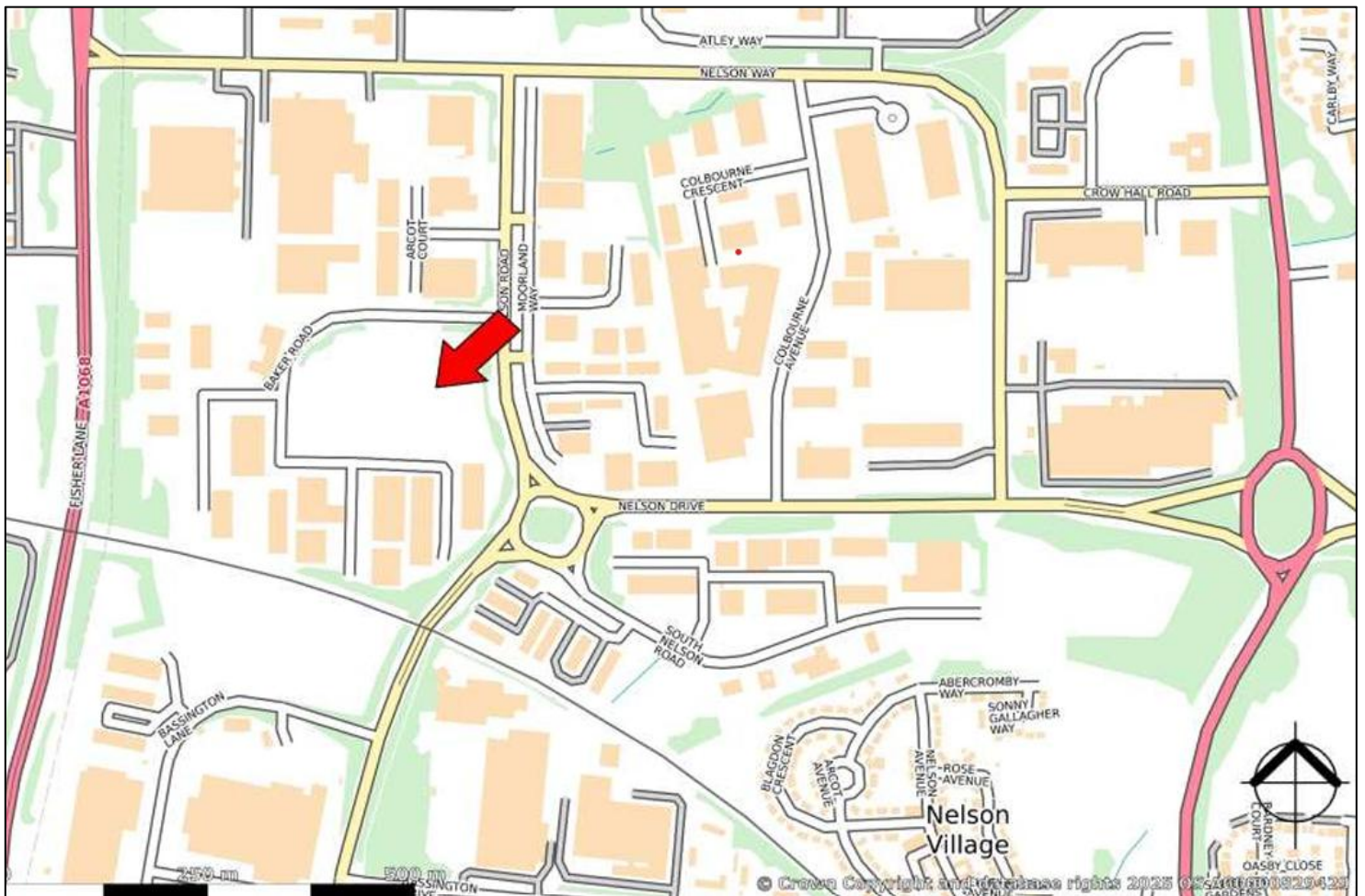
Or joint agent Naylor's Gavin Black

Tel: 0191 232 7030



IMPORTANT NOTICE

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