



For Sale – Industrial Development Site

Baker Road, Nelson Park West Industrial Estate, Cramlington

Naylors 
Gavin Black
Commercial Property People

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 south east and Newcastle International Airport 10 miles to the south west.

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

Description

The site is flat, rectangular in shape with access off Baker Road.

Services

We understand that all mains services are connected to the boundary of the site. Interested parties are requested to make their own enquiries in this regard.

Accommodation

The site comprises an area of approximately 4.77 acres (1.93 hectares).

Terms

The site is available to purchase on a long leasehold basis for a term of 125 years at a peppercorn rent. The freehold can be acquired on terms to be agreed.

Price

Offers are invited for our client's long leasehold interest.

Legal Costs

Both parties will be responsible for their legal and professional costs in any transaction.

VAT

Any figures associated are exclusive of VAT where chargeable.

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.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

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Or Joint Agent

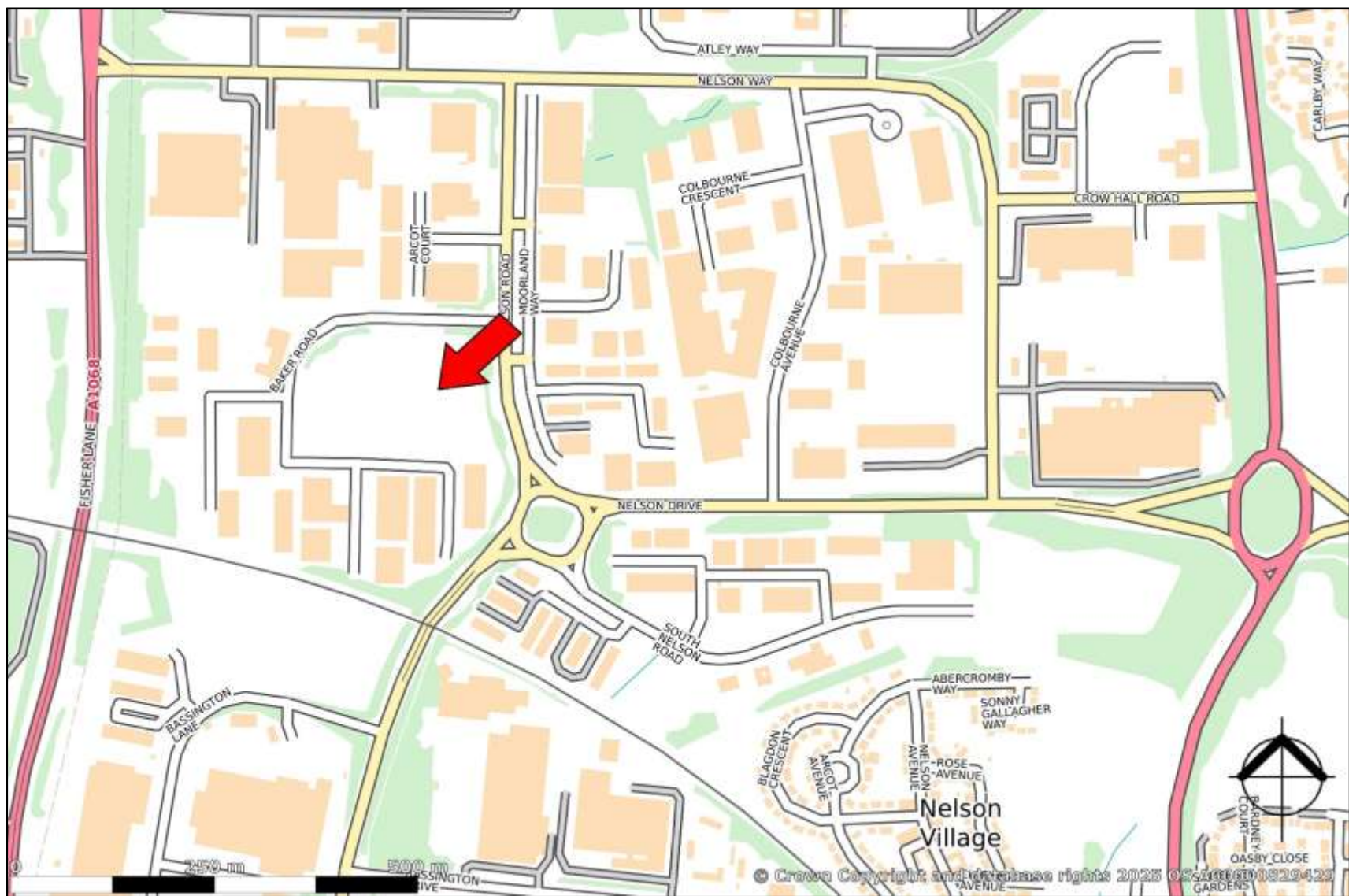
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