



## **To Let** **NE23 1WQ.**

### **12 Easter Park, Nelson Park West, Cramlington.**

- 10,005 sqft (929.5 sqm).
- End terrace unit.
- Level loading.
- 20 car parking spaces.
- 6m maximum eaves height.

**SUBJECT TO CONTRACT**

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### 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 Easter Park which is accessed off Baker Road on the Nelson Park West Industrial Estate in the heart of the main industrial zone in Cramlington

### Description

This end terrace distribution/production unit was built in 2007 and is of steel portal frame construction with brickwork / blockwork to a dado level and insulated profile steel cladding to eaves.

The roof is of mono pitch construction and has an insulated steel sheet covering incorporating translucent rooflights. The warehouse has a mixture of sodium and LED lighting.

Internally the unit has a maximum clear height of 6m to the western elevation falling to 5m at the eastern elevation.

The unit benefits from a single storey office block providing an open plan general office, a reception area and WC facilities.

Access to the warehouse is via 1 no electric insulated sectional doors (5.24m wide x 5.24 high). Externally there is a dedicated yard area and parking for 20 cars.



### Accommodation

	sq m	sq ft
Warehouse/production	840.54	9,047
Office	88.96	958
<b>Total GIA</b>	<b>929.5</b>	<b>10,005</b>

### Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £67,550 per annum exclusive.

### Business Rates

The property is current assessed for rates from 1 April 2023 at RV £51,500

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

### Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

The property has an EPC rating of B38.

### Viewing

Via Agents HTA Real Estate: -

Contact: Simon Hill

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