



To Let

Unit 5 Nelson Park Network Centre,
Cramlington, Northumberland, NE23 1WD

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Location

Nelson Park lies within the heart of Cramlington's industrial centre and has excellent road networks with nearby access to both the A19 and the A1. Cramlington Village is approximately a 2-mile/5-minute drive away with Manor Walks shopping centre even closer. Manor Walks hosts large high street occupiers such as VUE Cinemas, Dunelm, Boots and Sainsburys.

The immediate surrounding occupiers to the unit are typically B2, B8 and Leisure users. Nelson Industrial Estate is primarily industrial however offers other commercial spaces too.

Description

The unit is a semi-detached industrial unit of steel portal construction. The unit benefits from profile coated galvanised steel cladding with a minimum clear height of 4.1 meters rising to 5.6m at the apex.

The warehouse area benefits from translucent panels which give a good level of natural light. The unit also comprises LED lighting, a concrete floor, and a gas blower heating supply.

There are offices to the ground floor and a mezzanine area that is accessed via stairs to the rear.

The unit also benefits from a 3.25m wide roller shutter door for goods access. There is car parking within the estate.

There is currently a facilities charge in place at £3,901.80, this is variable and can be reviewed.

Gas and electric for the estate is recharged based off meter readings and water at a set charge.

Terms

The premises are available at a rent of £24,500 per annum exclusive.

Tenure

The premises are available on a leasehold basis for a minimum of a 3 year term.

Accommodation

The premises comprise the following approximate areas on a Gross Internal Basis (GIA)

Business rates

Area	Sq ft	Sq m
Ground Floor	2615	242.92
Mezzanine	1317	122.37
Total GIA	3932	365.29

As of July 2024:

Rateable Value: £18,000

Multiplier: £0.499

Rates Payable: £8,982

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

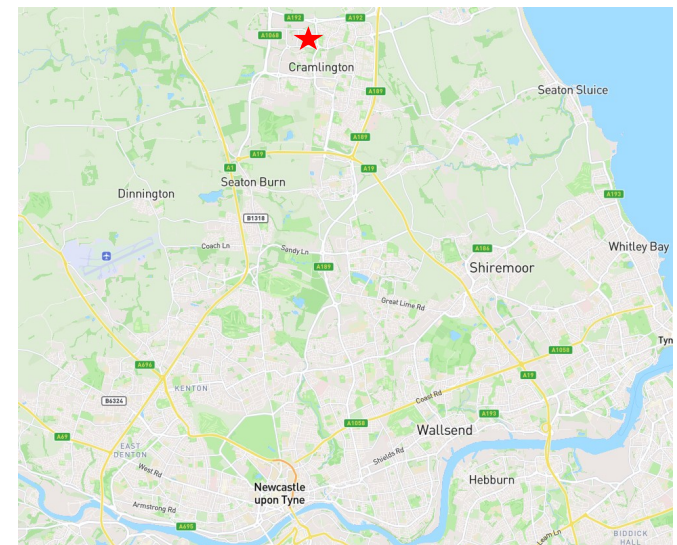
The property has an EPC rating of C65.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by appointment with sole agents Avison Young.



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

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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