

to let



The industrial property specialists

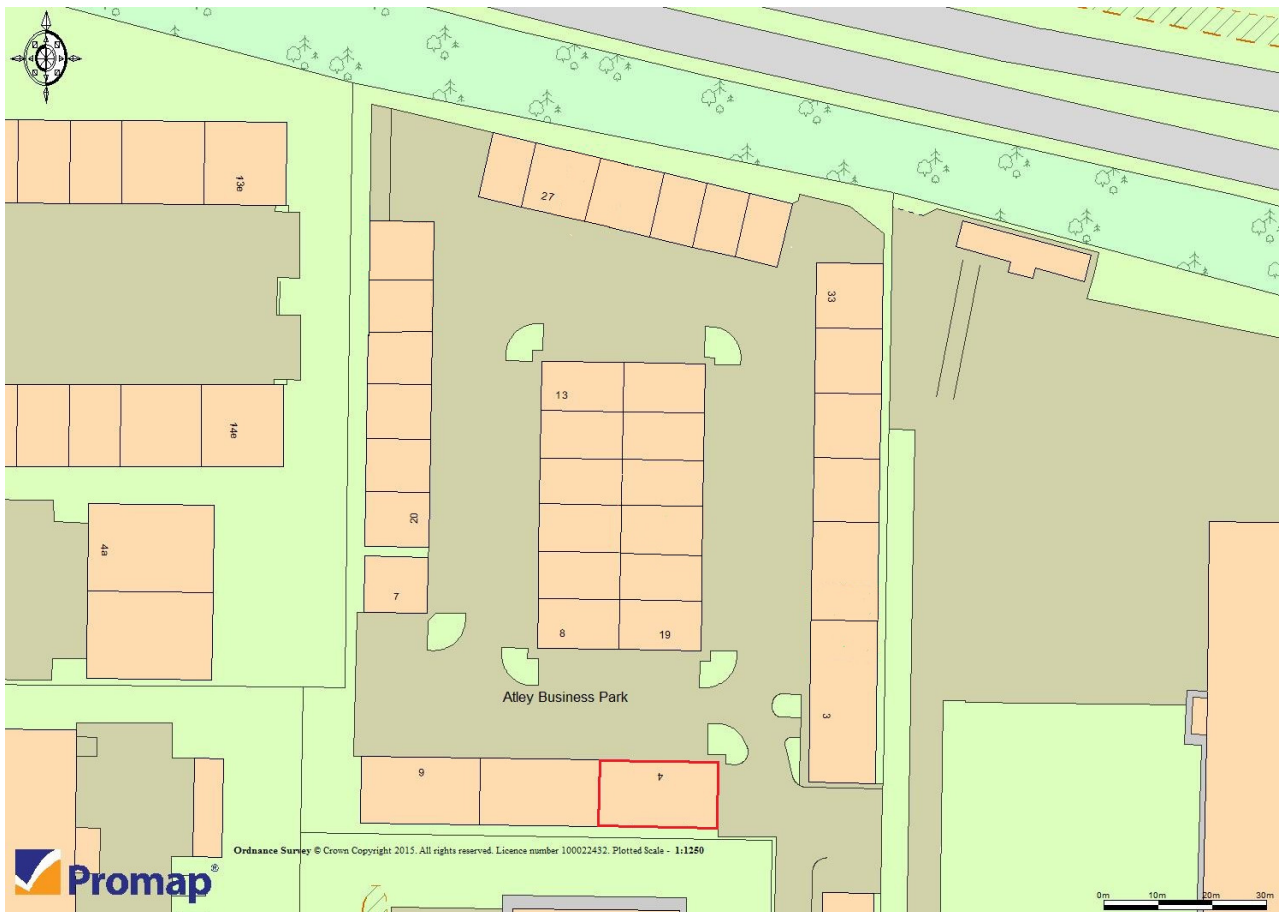
**UNIT 4A & 4B
ATLEY BUSINESS PARK
ATLEY WAY
CRAMLINGTON
NORTHUMBERLAND
NE23 1WP**



- MODERN END TERRACE WAREHOUSE / PRODUCTION UNIT WITH MEZZANINE FLOOR AND OFFICE ACCOMMODATION
- SET WITHIN A SECURE WELL MAINTAINED ESTATE WITH DEDICATED CAR PARKING
- GIA – 341.41 M² (3,675 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- RENT £18,000 PA

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LOCATION

The subject property is located on Atley Business Park, North Nelson Industrial Estate, Cramlington.

The Estate is well situated only 9 miles from Newcastle City Centre and circa 3 miles from the A19 / A1 intersection. Surrounding occupiers consist of mainly commercial uses.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises a modern end terrace self-contained industrial unit located to the front of the estate.

Constructed of steel portal frame design with brick / block walls and insulated cladding it offers a ground floor office / showroom with a rear workshop area and mezzanine level.

Vehicular access is via an automatic roller shutter to the rear workshop providing painted concrete floors, strip lighting and an effective eaves height of 5.9m (Apex 6.9m).

The office accommodation is fitted out to a good standard, providing suspended ceiling, with surface mounted CAT II lighting, laminated floors and painted walls. This accommodation is complimented with WC and kitchen facilities.

To the front of the property there is a full height roller shutter offering a UPVC glazed window enabling the office area to become a showroom. (if required).

A mezzanine floor is located above the office area with access via a timber staircase from the workshop.

Externally there is security flood lighting and car parking to the perimeter of the accommodation.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Workshop/Warehouse	74.65m ²
Office (inc WC and Kitchen)	133.38m ²
Mezzanine floor	133.38m ²
Total GIA:	341.41m² (3,675 sq ft)

SERVICES

The property benefits from all mains services. (The gas is capped with no meter.)

It is recommended that all interested parties contact the Local service provides to ensure that the services are operational.

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at RV £13,750.

It is recommended that all interested parties contact the Local Authority to confirm these figures

TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rental in the region of £18,000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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