

to let

**3 ATLEY WAY
NORTH NELSON INDUSTRIAL ESTATE
CRAMLINGTON
NORTHUMBERLAND
NE23 1WA**



- **SELF CONTAINED WAREHOUSE WITH OFFICE ACCOMMODATION SET WITHIN SECURE YARD**
- **ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS**
- **GIA : 2,656M² (28,591 SQ FT)**
- **RENT £75,000 PA (EXC)**
- **INCENTIVES AVAILABLE (SUBJECT TO TERM AND COVENANT)**

LOCATION

The subject premises are located on Atley Way, North Nelson Industrial Estate, Cramlington.

The area is principally commercial with a wide and varied selection of occupiers relating to warehousing, manufacture and logistics.

The premises are situated within an established commercial location in close proximity to the A1 / A19 intersection approximately 3 miles to the South, with Newcastle International Airport being approximately 7 miles to the South-west and Newcastle upon Tyne city centre being approximately 9 miles to the South.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises a detached single storey industrial unit being of steel framed construction under a metal decked roof incorporating translucent roof light panels.

The elevations are a combination of brickwork and profiled metal cladding with a mix of single glazed metal framed and double glazed UPVC windows.

The warehouse area benefits from an approximate eaves height of 5.4m, two electrically operated roller shutter loading doors, heating by way of high level warm air blower units,

together with WC and welfare facilities.

There is extensive office accommodation situated to the front of the property incorporating WC and welfare facilities, being heated by way of panelled radiators.

Externally there is a secure service yard to the western elevation of the building with perimeter fencing and gated access.

Car parking is provided adjacent to the main entrance to the eastern elevation also benefitting from perimeter fencing and gated access.

ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

Warehouse	1,913m ²
Offices	507m ²
Amenity Block	146m ²
Plant Room	89m ²
TOTAL	2,656M²
	(28,591 SQ FT)

SERVICES

It is understood the site and premises benefit from all mains services with the exception of mains gas.

The heating system being oil fired

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £80,500.

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

RENT

£75,000 p.a. (exc)

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D – 90. Full details available 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:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Or via

MJM Commercial

Tel: 07515 285487

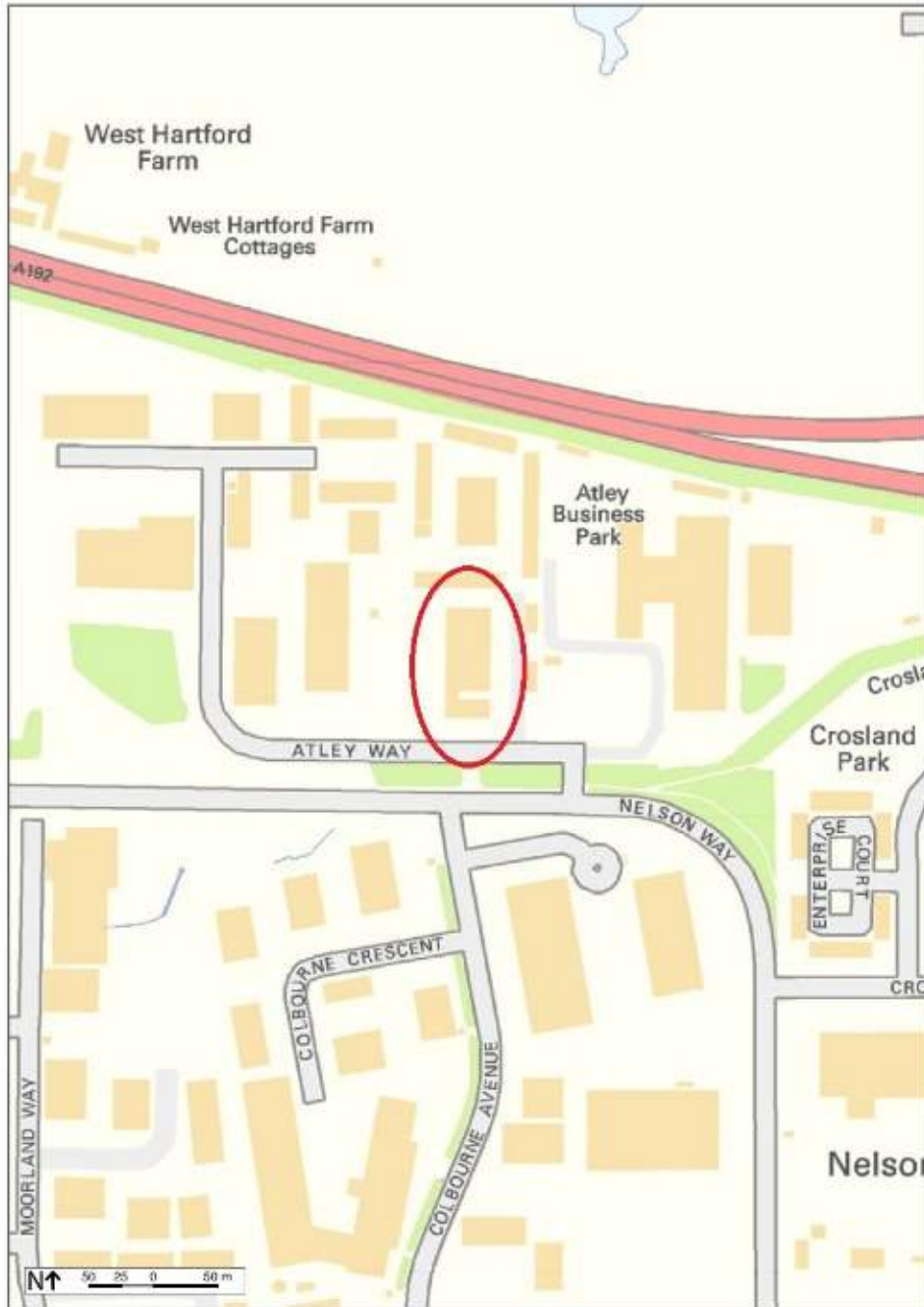
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Map Information

Scale 1:4746
 Date: 30/09/15
 Reference
 Order No: 1572010

Atley Way, North Nelson Industrial Estate, Cramlington NE23 1WA



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