

to let



The industrial property specialists

UNIT 24 ATLEY BUSINESS PARK ATLEY WAY CRAMLINGTON NORTHUMBERLAND NE23 1WP



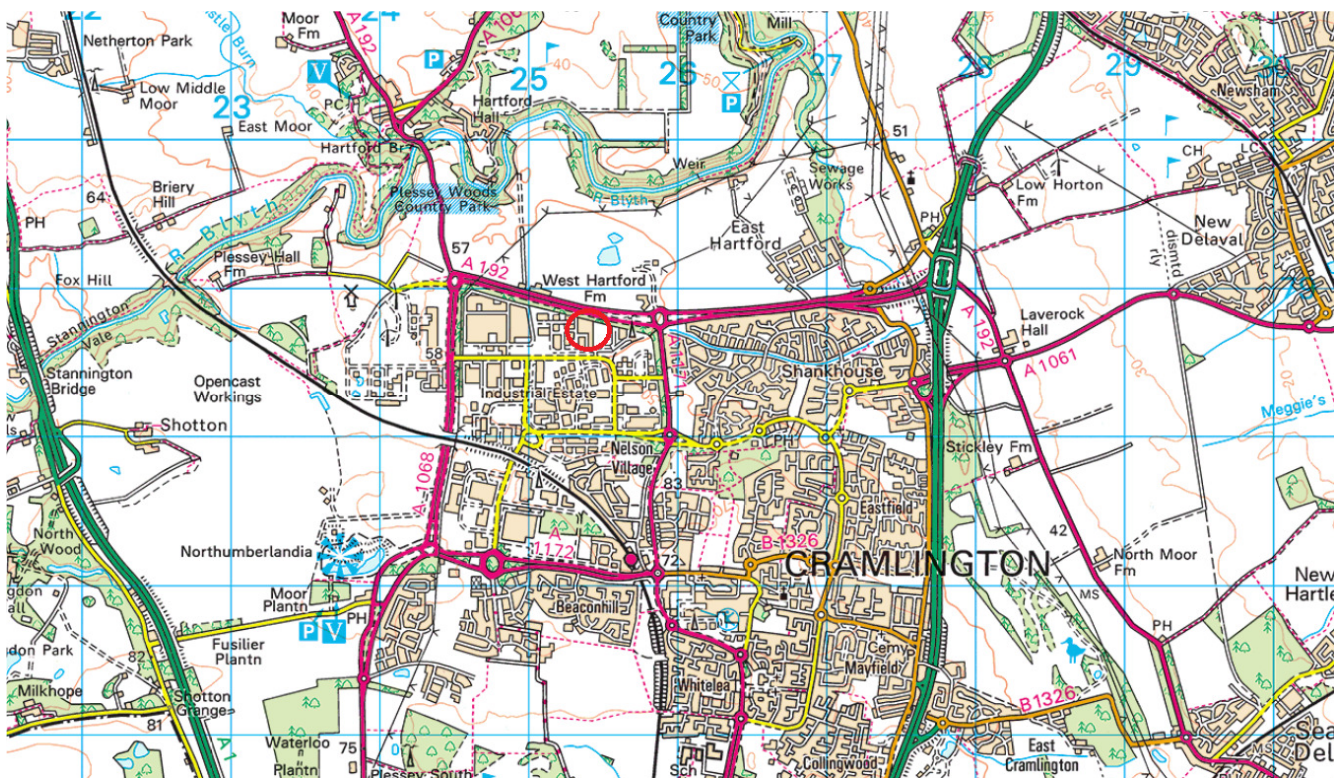
- MODERN, MID TERRACE WAREHOUSE UNIT WITH OFFICE ACCOMMODATION
- SET WITHIN A SECURE WELL-MAINTAINED ESTATE WITH DEDICATED CAR PARKING
- GIA –111.70 M² (1,202 SQ FT)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- RENT £12,500 PA. EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





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 mid terrace, self-contained industrial unit located to the rear of this estate.

Constructed of steel portal frame design with brick / block walls and insulated cladding to the lean-to roof, including roof lights.

Vehicular access is via an automatic roller shutter door to the warehouse (2.9m * 4.4m) providing concrete floors, LED lighting and an effective eaves height of 3.8m rising to 5.0m.

There is a single office to the front which is complimented by a separate WC facilities, to the rear.

Externally there is security flood lighting with dedicated car parking allocated to the front of the unit.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Workshop / Warehouse
(Inc office and WC – 17.31 m²)

111.70 m²

**Total GIA: 111.70 M²
(1,202 SQ FT)**

SERVICES

The property benefits from all mains services, including electric, gas, water and drainage.

(It is recommended that all interested parties contact the local service providers 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 £7,600 (As from 1.4.23)

(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 rent in the region of £12,500 p.a. exc.

Incentives may be available subject to covenant and lease term.

RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of the communal areas. Full details upon request.

ENERGY PERFORMANCE CERTIFICATE

Full details 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

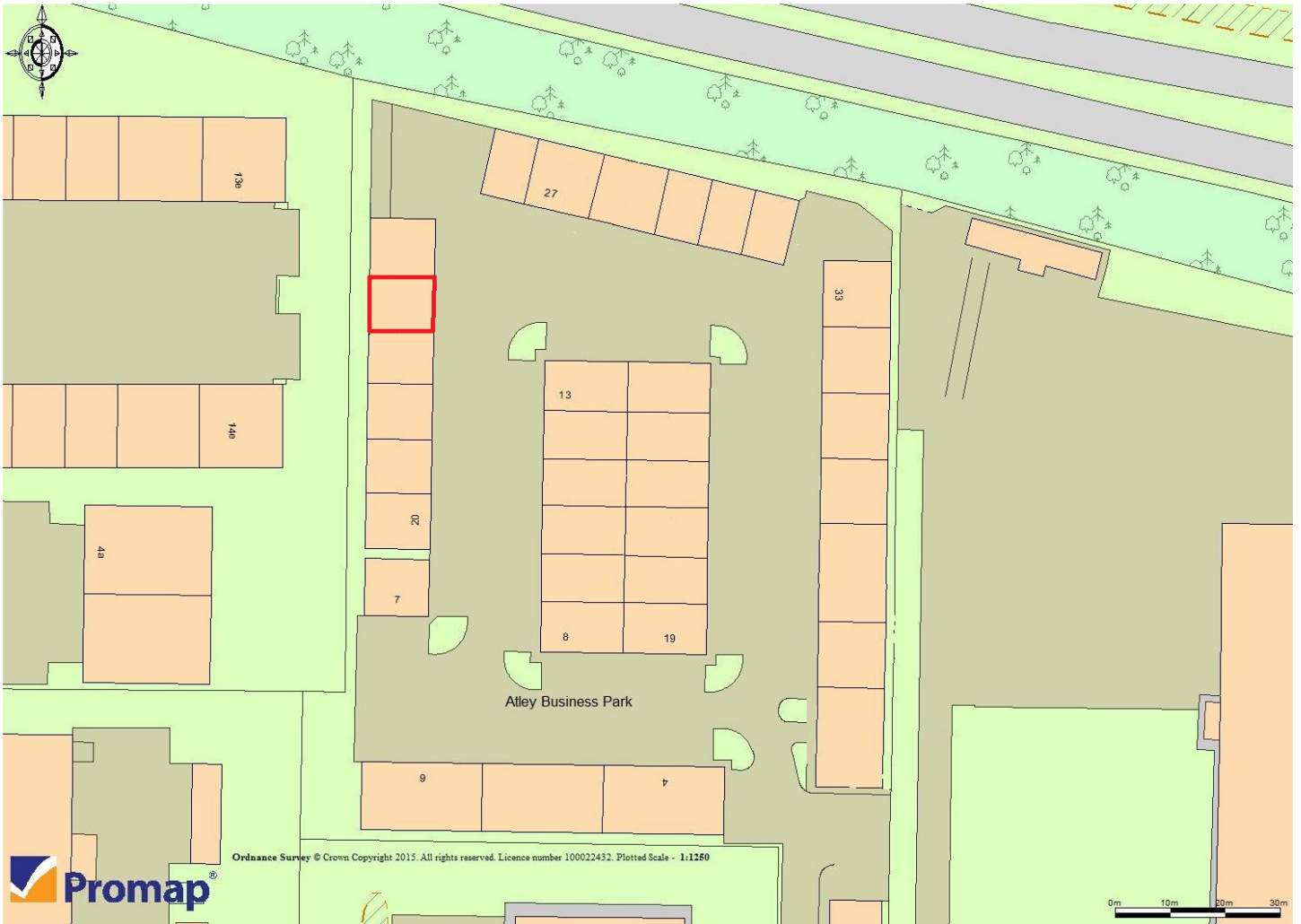
Dec 24



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