



TO LET

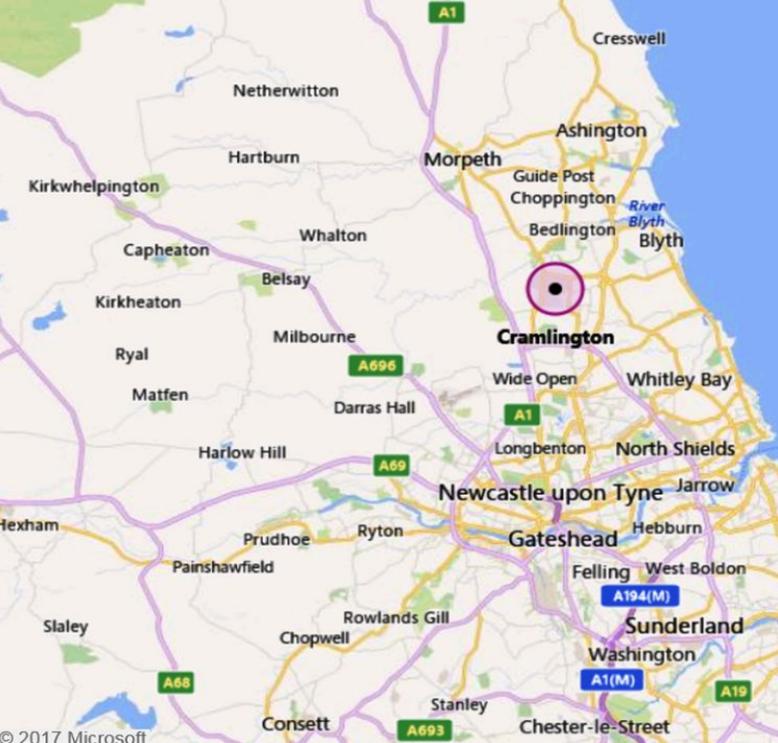
UNITS 24B & 24C MOORLAND WAY

**NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,
NORTHUMBERLAND NE23 1WE**



- **Good access to A1, A19 & A189**
- **Estate CCTV**
- **Office & kitchen facilities**
- **Clear internal height 4.6m**
- **Loading door 4.5m (h) x 3.6m (w)**
- **Adjoining units could combine subject to availability**

WAREHOUSE / INDUSTRIAL UNITS
4,995 - 10,031 sq ft (464 - 931 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A19	2.9	5	Car
A1	3.0	6	Car
A189	3.0	6	Car
Newcastle	12.0	20	Car

Source: theAA.com

UNITS 24B & 24C MOORLAND WAY

NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON, NORTHUMBERLAND



LOCATION

Nelson Park Industrial Estate is located in the heart of the Cramlington Industrial Zone and has good access to the major road network. Situated close to the A1, A189 spine road and the A19, the estate is within easy reach of Newcastle Airport and Newcastle City Centre.

DESCRIPTION

Single storey terraced units of steel frame construction with brick/plastic coated insulated metal sheeting elevations and blockwork inner walls. The roof is insulated metal sheeting with integral translucent roof lights. The units have an office and kitchen facilities, separate personnel entrance, loading access and forecourt parking. The estate benefits from CCTV.

SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heaters to production area
- Ground floor office with mezzanine above
- Radiators to office area
- Clear internal height 4.6m

EPC

The units have Energy Performance ratings of C(63) and C(75). Copies of individual certificates are available on request.

LEASE TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent and service charge payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

RENT / SERVICE CHARGE

Rent and Service Charge details on application.

VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Whittle Jones.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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