



TO LET

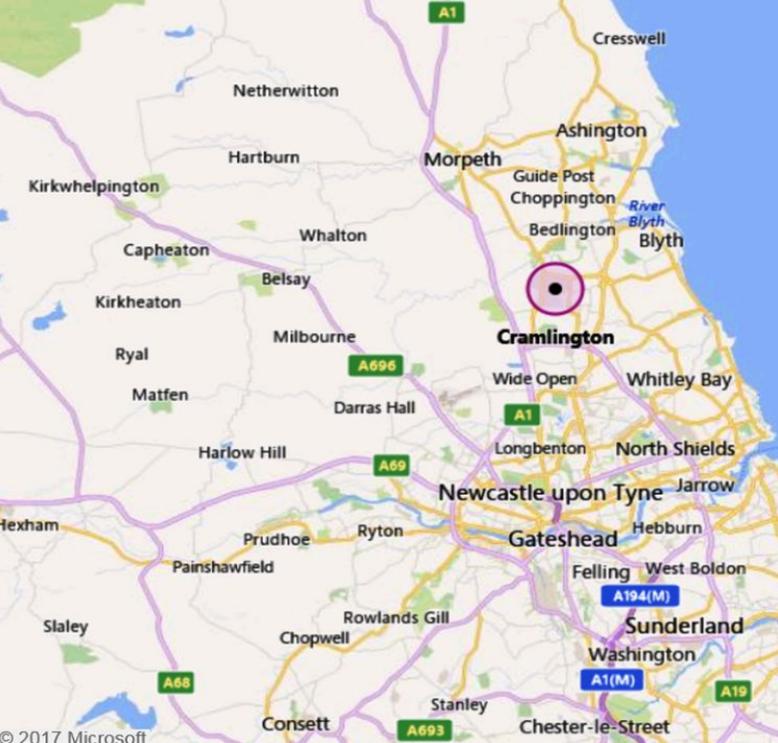
MOORLAND WAY

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



- Well established estate
- Ideal trade counter location
- Good access to A1, A19 and A189
- Estate CCTV
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
565 - 2,400 sq ft (52 - 223 sq m)



TRAVEL DISTANCE

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

Source: theAA.com

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

The units are of steel portal frame construction with insulated pitched roofs incorporating translucent roof lights. Elevations are brick/blockwork walls and insulated metal cladding. The units have separate personnel access, loading door and forecourt parking. The estate benefits from CCTV.

SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heater (to most units)
- WC facilities

EPC

Energy Performance ratings for units within Moorland Way range between B and E ratings. Copies of individual certificates are available on request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



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

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