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TO LET
UNIT 33B

MOORLAND WAY

NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE

WORKSHOP / INDUSTRIAL UNIT

2,719 sq ft (253 sq m)

KEY FEATURES

- Well established estate
- Good access to A1, A19 & A189
- Office, mezzanine & warehouse
- Minimum eaves 4.1m
- LED lighting throughout
- Estate CCTV



CONTACT US:



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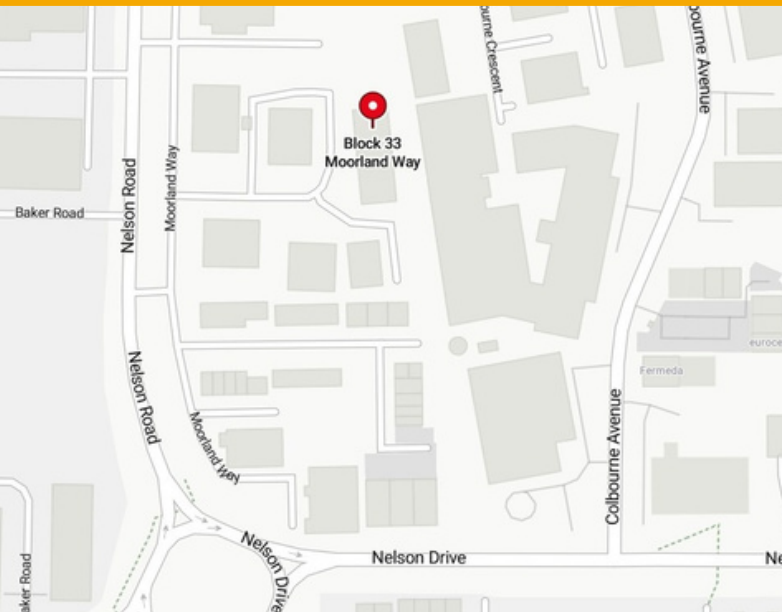


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UNIT 33B

NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE



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 City Centre and the Tyne Tunnel.

The estate is close to a range of amenities including retail, leisure and food outlets at Manor Walks.

WORKSHOP / INDUSTRIAL UNIT

2,719 sq ft (253 sq m)

DESCRIPTION

Unit 33B is a mid terraced workshop unit of steel frame construction with brick/blockwork walls and profile sheet roof incorporating translucent roof lights. The unit includes a ground floor office, mezzanine storage and WC facilities.

SPECIFICATION

- Mains electric and water
- Ground floor office circa 195 sq ft
- First floor mezzanine storage circa 280 sq ft
- Manually operated, overhead loading door approx 3m (w) x 4m (h)
- Eaves height to underside of haunches 4.1m

EPC

EPC certificate available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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