To Let
Unit 13 Crow Hall Road
Nelson Park East
Cramlington
Northumberland, NE23 1WH

Detached Office Building
1,339.7 sq m (14,421 sq ft)

- Raised access floors
- Wall mounted radiators
- Comfort cooling
- Suspended ceiling incorporating LG3 lighting
- Arranged around a central courtyard
- Secure car parking providing 79 spaces
Location

The property is located on the corner of A1171 and Crow Hall Road, on Nelson Park Industrial Estate, Cramlington. The estate, which extends to approximately 330 acres, lies to the west of Cramlington town centre and forms part of the town’s large industrial zone, including Windmill Industrial Estate, Crossland Park, Nelson Park West, South Nelson Industrial Estate and Bassington Industrial Estate.

Cramlington has excellent road connections being located on the intersection of the A1(M) and A19 trunk road, the principal north to south arterial route serving the region and nine miles north of Newcastle city centre.

Description

The property comprises a detached office building of steel frame construction with brick walls and profile metal cladding above.

The office accommodation is provided on a single floor and is arranged around a central courtyard with access provided via a single storey glazed entrance. Internally, the property provides a mixture of cellular and open-plan accommodation together with kitchen and break-out area, male, female and disabled toilets, showers and locker rooms.

The premises benefit from a good specification with raised access floors, wall mounted radiators and comfort cooling in a suspended ceiling and LG3 lighting.

The accommodation is set within landscaped grounds and externally has a secure car park providing 79 car parking spaces and is accessed by way of a secure metal palisade access gate.

Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition and provide the following Net Internal Areas:

Ground Floor 1,339.7 sq m (14,421 sq ft)

Services

We understand the property benefits from all mains services.

Rateable Value

The property is listed according to the Valuation Office Agency website within the 2010 Rating List as Offices with a Rateable Value of £141,000.

Terms

The property will be fully refurbished and is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £11.50 per sq ft.
Energy Performance Certificate

F:127

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred with this transaction.

Contact Details, Viewing & Further Information

Strictly by prior appointment with BNP Paribas Real Estate

Aidan Baker
aidan.baker@bnpparibas.com
0191 227 5714

Bikki Purewal
bikki.purewal@bnpparibas.com
0191 227 5714

Subject to Contract

April 2016
Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quoted exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
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