

TO LET

Unit 1A, Northumberland Business Park
West, Dudley Lane, Cramlington,
Northumberland, NE23 7RH



High Bay Warehouse with Dock Level Loading 2,909m² (31,317 sq ft)

- Excellent location immediately adjacent to the A19
- Clear Internal Height: 7m
- Opportunity for bespoke office accommodation / staff amenities
- Rents from £156,600 per annum exclusive

Situation

The Northumberland Business Park lies approximately 1 mile south of Cramlington Town Centre immediately adjacent to the A19 trunk road.

The site is extremely well located being approximately 8 miles north of Newcastle upon Tyne city centre and within 2 miles of the A1 and 5 miles from the Tyne Tunnel entrance.

Please see attached site and location plans for further information.

Description

Unit 1A was built in 1992 and is formed in two bays with the addition of a side loading bay with dock level access.

The unit benefits from the following specification:

- Steel portal frame construction
- 7m clear internal height
- 3 no dock level loading doors
- 1 no level access loading door
- Trailer/parking available to the rear
- Opportunity for bespoke offices / staff amenities
- 3 phase power supply

Accommodation

The property provides following gross internal areas:-

Description	m ²	Sq.ft
Main Warehouse	2,742	29,520
Side Loading Bay	167	1,797
Total	2,909	31,317

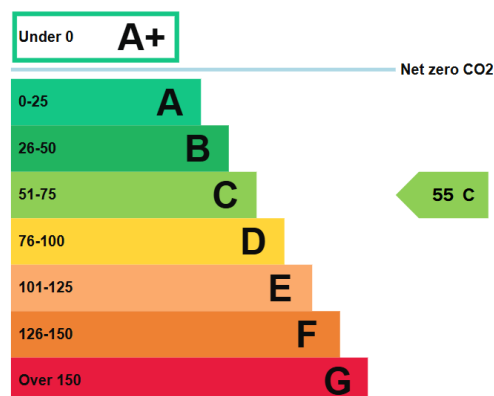
Rateable Value

According to the Valuation Office Agency website the property has a Rateable Value of £146,000.

For further information including how much you might expect to pay in rates, please visit www.voa.gov.uk.

Energy Performance

The property is currently assessed in combination with the adjoining unit with an Asset Rating of 55C. Assessment of Unit 1A independently is pending.



Bespoke Offices / Amenities

The unit is currently built to a shell specification. Office and staff amenities can be built in accordance with an occupier's requirements subject to specification.

Terms

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £156,600 pa exclusive.

For further details please contact:



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Subject to Contract

Particulars: April 2025

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

VAT

All prices and rents are quoted exclusive of VAT and will be subject to VAT the prevailing rate.



Racking no longer in situ

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