

# www.htare.co.uk 0191 245 1234



## To Let NE23 1WL

### Baker Road, Cramlington.

- Up to 80,000 sqft (7,432.18 sqm).
- Large secure yard.
- Level and dock loading.
- 10m eaves
- Close to A1 and A19

#### On behalf of: -



#### SUBJECT TO CONTRACT

Contact: Simon Hill Email: simon@htare.co.uk Direct Tel: 0191 245 3010

#### **HTA Real Estate**

Floor A, Milburn House, Dean Street, Newcastle upon Tyne NE1 1LE **T: 0191 245 1234** 



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#### Location

Cramlington is located approximately 8 miles to the north of Newcastle upon Tyne City Centre.

Access to the principal roadways is excellent with the junction of the A19/A1 lying approximately 2 miles to the south and providing access to the Tyne Tunnel which lies a further 7 miles to the southeast and Newcastle International Airport 10 miles to the southwest.

The unit is located on Baker Road on the Nelson Park West Industrial Estate in the heart of the main industrial zone in Cramlington

#### Description

The property will comprise of a detached industrial unit in two bays of steel portal frame construction with profile sheet cladding to walls and roof.

The unit will be capable of subdivision into two selfcontained units and will be completed to incorporate the specification below: -

- 10m eaves
- 5% office at 1st floor
- 500 600 kva
- 4 docks + 4 level access doors
- 50 kn/sqm floor loading
- Minimum 35m yard depth



#### Accommodation

	sq m	sq ft
Warehouse/Office		80,000
Total GIA		80,000

#### Terms

Available by way of a full repairing and insuring lease for a term and rent to be agreed.

#### **Business Rates**

The property will be assessed for business rates on completion.

#### Services

The property will be connected to all mains services.

#### VAT

All figures quoted are exclusive of VAT which may apply.

#### **Energy Performance Certificate (EPC)**

The EPC rating for the building will be assessed on completion.

#### Viewing

Via Agents HTA Real Estate: -

Contact: Simon Hill Email: <u>simon@htare.co.uk</u> Direct Tel: 0191 245 3010

Contact: Russell Taylor Email: <u>Russell@htare.co.uk</u> Direct Tel: 0191 245 3012

Joint Agent: Avison Young Contact: Danny Cramman Tel: 0191 269 0068



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