



## 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**

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**HTA Real Estate**  
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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 self-contained 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
<b>Total GIA</b>		<b>80,000</b>

**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: -

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