



For Sale or To Let

467.99m² (5,037ft²)

Unit 8 Trafalgar Court South Nelson Industrial Estate Cramlington, NE23 1WF

- Modern industrial unit in popular location
- Secure fenced shared site
- LED lighting and gas heating in the workshop
- Ample parking
- 3 phase power
- Up and over loading door

SUBJECT TO CONTRACT

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Location

Trafalgar Court is a multi-let industrial development on the South Nelson Industrial Estate in Cramlington. The property is circa 3 miles northeast of the Seaton Burn junction of the A19 and the A1. Manor Walks Shopping Centre is less than 2 miles away and the A189 is 2.5 miles to the east.

Description

A semidetached industrial unit comprising a steel portal frame, with cladding to the external elevations incorporating Georgian wired glass windows and a pitched roof of insulated profile metal sheeting.

The property has a flat roofed projection to the front with kitchen and WCs provided, including central heating and hot water from a gas boiler.

The warehouse has LED lighting, a floor mounted gas warm air blower and access is via an insulated sectional up and over loading door measuring 3.3m wide by 3.4m high.

Accommodation

	sq m	sq ft
Warehouse and Kitchen	437.19	4,706
WC Block	30.80	331
Total GIA	467.99	5,037



Tenure

Held by way of a 999 year ground lease from 5th April 2002 at a rent of £50 per annum.

Terms

Long leasehold Available for sale at a premium of **£325,000** exclusive. Or available by way of a new lease at a rent of **£30,000 pa.**

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value 2023 of £26,250. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase power.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of D(77). A copy of the certificate is available on request.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Sole Agents HTA Real Estate

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