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To Let 467.99m² (5,037ft²)

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

- To be refurbished January 2024
- Secure fenced shared site
- LED lighting
- Ample parking
- 3 phase power
- Up and over loading door

SUBJECT TO CONTRACT

Contact: Nick Atkinson Email: nick@htare.co.uk Direct Tel: 0191 245 3011

HTA Real Estate

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

HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise state. Jan 2023



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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

The property is to be fully refurbished in January 2024.

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

Terms

Available by way of a new full repairing and insuring lease at a rent of **£33,000 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.

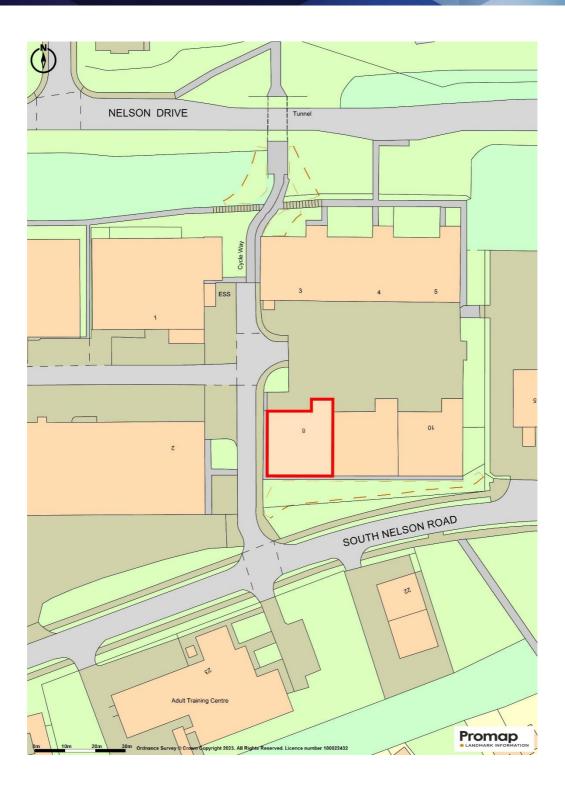
Viewing

Via Sole Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
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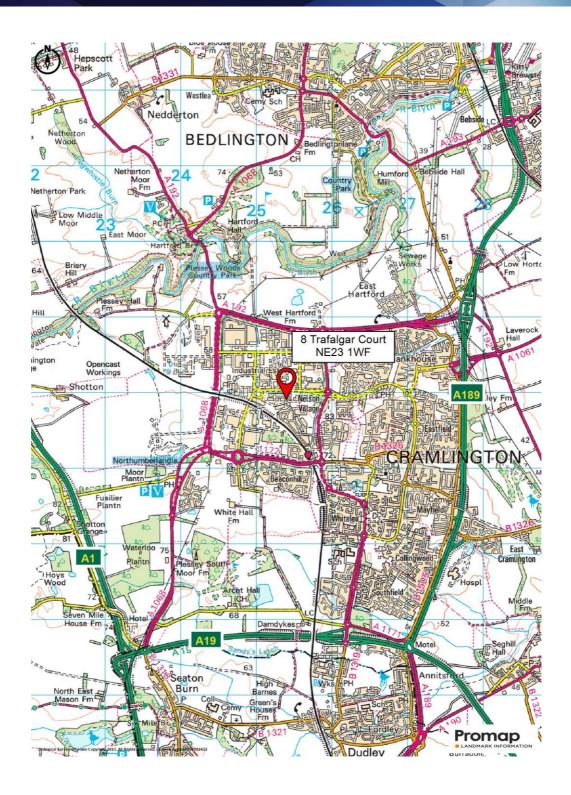
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