



# To Let

**467.99m<sup>2</sup> (5,037ft<sup>2</sup>)**

## 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**

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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
<b>Total GIA</b>	<b>467.99</b>	<b>5,037</b>

## 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

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