

# www.htare.co.uk 0191 245 1234



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

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

- Fully refurbished in 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** 

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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 was 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 and access is via an insulated sectional up and over loading door measuring 3.3m wide by 3.4m high.



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

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



#### 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 a new full repairing and insuring lease at a rent of **£34,000 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.

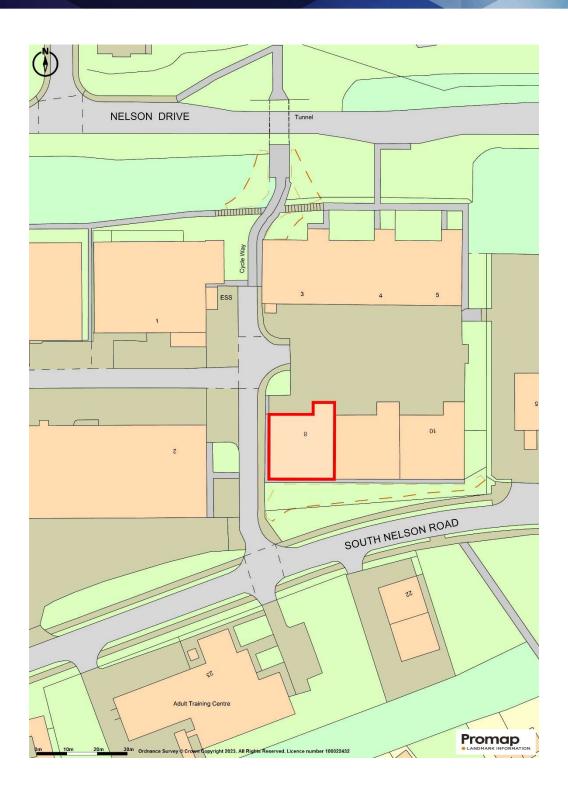
#### Viewing

Via Sole Agents HTA Real Estate

Contact:	Nick Atkinson	Simon Hill
Email:	nick@htare.co.uk	simon@htare.co.uk
Tel:	07950 319060	07855 834467



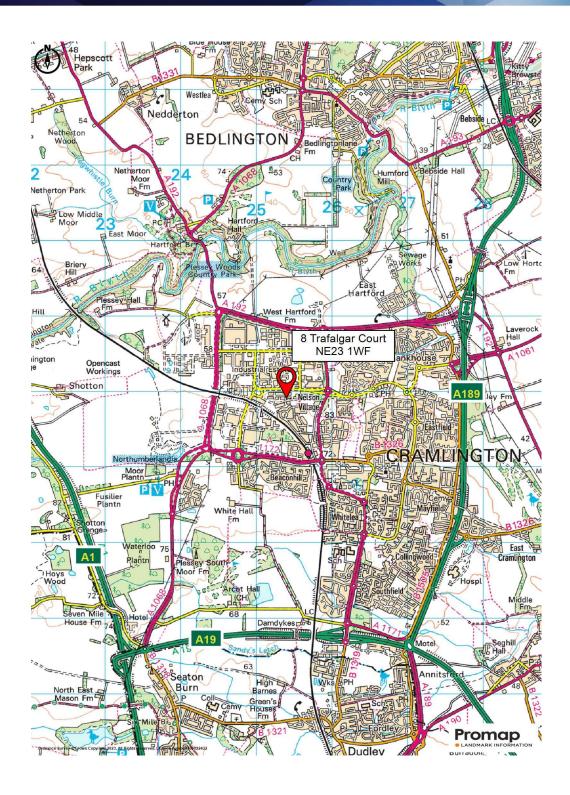
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