



# 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**

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

## 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

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