

**GREGGS**

**TO LET**  
WHITTLE JONES  
2,402 SQ FT (223 SQ M)

**15X TO LET**  
2,402 sq ft

**TO LET**

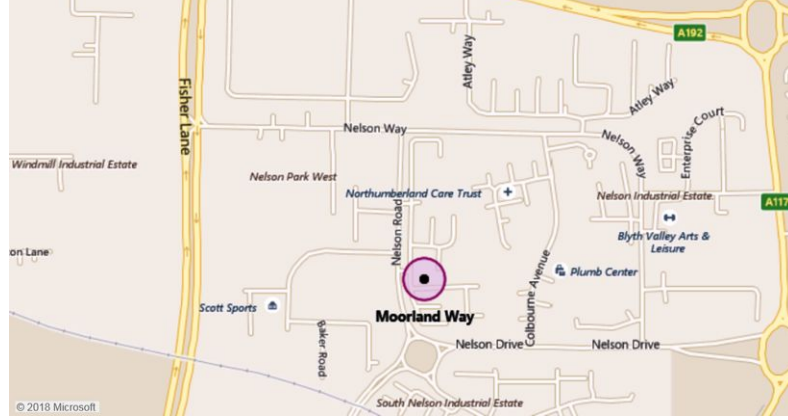
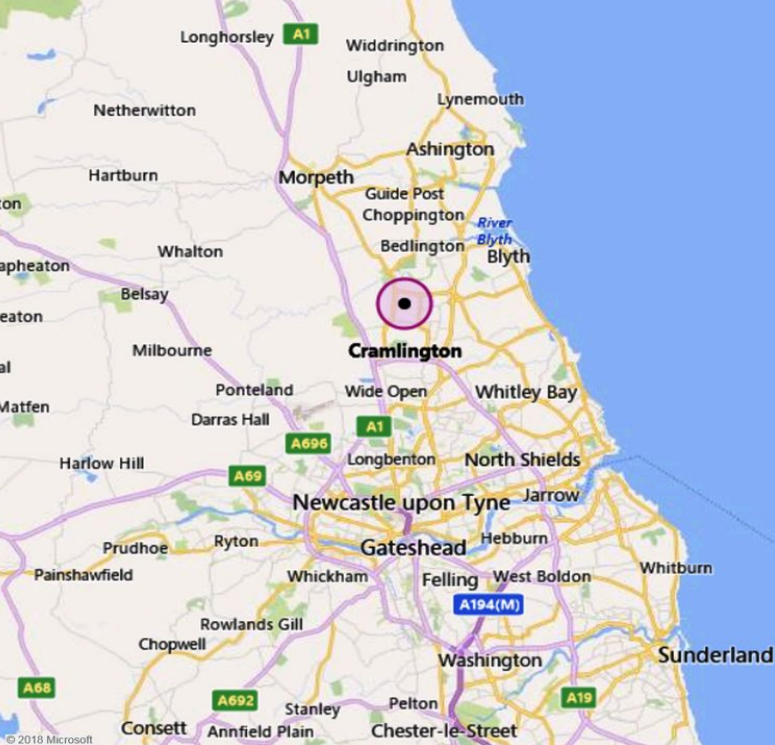
## UNIT 15X MOORLAND WAY

**NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON,  
NORTHUMBERLAND NE23 1WE**



- Prominent trading position
- Newly refurbished
- Office, kitchen and warehouse
- Good access to A1, A19 and A189
- Estate CCTV

**TRADE COUNTER / INDUSTRIAL UNIT**  
**2,402 sq ft (223 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A19	2.9	5	Car
A1	3.0	6	Car
A189	3.0	6	Car
Newcastle city centre	12.0	20	Car

Source: theAA.com

# UNIT 15X MOORLAND WAY

NELSON PARK INDUSTRIAL ESTATE, CRAMLINGTON, NORTHUMBERLAND



## LOCATION

Nelson Park Industrial Estate is located in the heart of the Cramlington Industrial Zone and has good access to the major road network. Situated close to the A1, A189 spine road and the A19, the estate is within easy reach of Newcastle Airport and Newcastle City Centre.

## DESCRIPTION

Mid terraced unit of steel portal frame construction with insulated pitched roof incorporating translucent roof lights. Elevations are brick/blockwork walls and insulated metal cladding. The unit is in a prominent position and has recently been refurbished to include an office, kitchen, separate personnel entrances to both office and production area, loading door and forecourt parking. The estate benefits from CCTV.

## SPECIFICATION

- Mains electricity, gas and water
- LED lighting
- Office and kitchen
- WC facilities

## EPC

The property has an Energy Performance rating of C(64). A copy of the EPC certificate is available on request.

## TERMS

- Three year internal repairing tenancy agreement
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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