NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



TO LET

UNIT 33A MOORLAND WAY
NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON | NORTHUMBERLAND | NE23 1WE

WAREHOUSE / INDUSTRIAL UNIT

5,470 sq ft (508 sq m)





KEY FEATURES

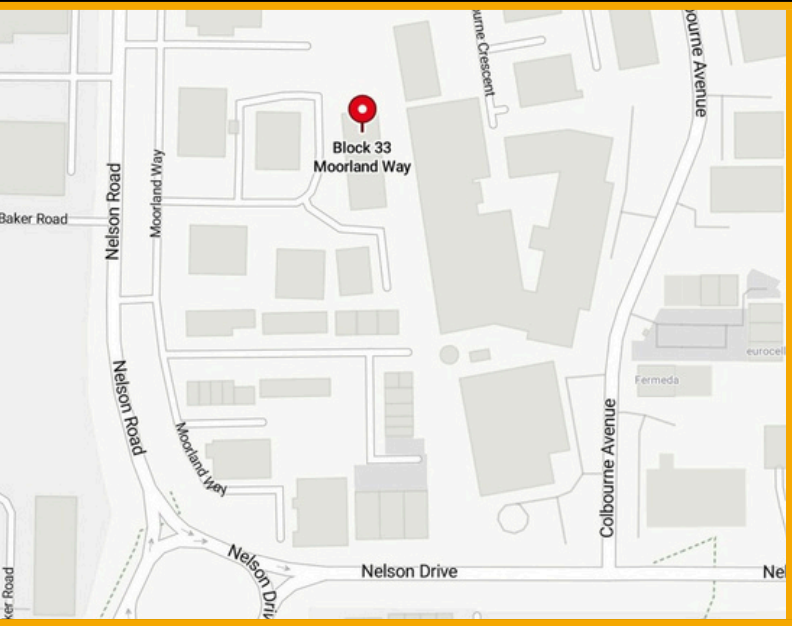
- Well established estate
- Good access to A1, A19 & A189
- Minimum Eaves 4.1m
- Estate CCTV
- LED lighting throughout
- Office, mezzanine and warehouse
- Parking and loading in shared compound

CONTACT US:

0191 221 1999 www.ntproperties.co.uk northeast@northerntrust.co.uk

UNIT 33A MOORLAND WAY
NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON | NORTHUMBERLAND | NE23 1WE



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, A19 and A189 Spine Road, the estate is within easy reach of Newcastle City Centre and the Tyne Tunnel.

The estate is close to a range of amenities including retail, leisure and food outlets at Manor walks.

WAREHOUSE / INDUSTRIAL UNITS
5,470 sq ft (508 sq m)



DESCRIPTION

Unit 33A is an end terrace warehouse unit of steel frame construction with brick/blockwork walls and profile steel sheet roof incorporating translucent roof lights. The unit includes a ground floor office, mezzanine storage and WC facilities. The loading apron and 8 parking bays are located in a shared compound.

SPECIFICATIONS

- Mains electric and water
- Ground floor office circa 805 sq ft
- First floor mezzanine storage circa 1070 sq ft
- Manually operated, overhead loading door approx. 3.3m (w) x 4.5m (h)
- Eaves height to underside of haunches 4.1m

EPC

TBC. Certificate available on request.

TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges

NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK
0191 221 1999

BUSINESS UNITS TO LET ACROSS THE UK

Follow us on

MISREPRESENTATION ACT: Northern Trust on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects: (iii) no partner and no person employed by Northern Trust has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. Designed by Northern Trust Company Limited. September 2026.