



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## SOUTH NELSON INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WF

### WORKSHOP / INDUSTRIAL UNITS

570 - 2,550 sq ft (53 - 237 sq m)

#### KEY FEATURES

- Good access to A1, A19 & A189
- Tenant controlled access gates
- Office in 1,675 - 2,550 sq ft units
- Flexible terms
- Well established estate



### CONTACT US:

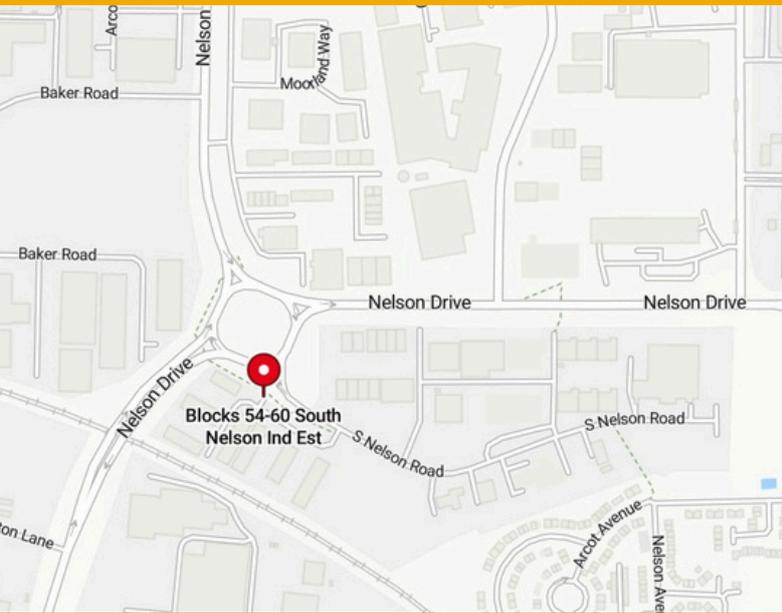
 0191 221 1999

 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

# SOUTH NELSON INDUSTRIAL ESTATE

## CRAMLINGTON, NORTHUMBERLAND NE23 1WF



### LOCATION

South Nelson Industrial Estate is located in 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.

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

**WORKSHOP / INDUSTRIAL UNITS**  
**570 - 2,550 sq ft (53 - 237 sq m)**

### DESCRIPTION

The units are of steel frame construction with insulated pitched roofs incorporating translucent roof lights. Elevations are brick/blockwork walls and insulated metal cladding. The units have separate personnel access, loading door and forecourt parking. The estate benefits from tenant controlled access gates.

### SPECIFICATIONS

- Mains electric (3 phase) and water
- WC facilities
- Kitchenette
- Loading door 2.7m (w) x 3.5m (h)
- LED lighting throughout

### EPC

Individual EPC certificates 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



**BUSINESS UNITS TO LET ACROSS THE UK**

Follow us on

