



TO LET

POPLAR COURT

**NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON
NE23 1WR**



- **Modern units constructed 2006**
- **Good access to A1, A19 & A189**
- **Office in units over 2,000sq ft**
- **Tenant controlled access gates**
- **Estate CCTV**
- **Flexible leasing options**

WORKSHOP / INDUSTRIAL UNITS
1,063 - 3,769 sq ft (99 - 350 sq m)



NORTHERN TRUST
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TRAVEL DISTANCE

	Miles	Mins	Transport
A189	2.1	4	Car
A19	3.6	6	Car
A1	3.7	7	Car
Newcastle City Centre	12.0	20	Car

Source: theAA.com

POPLAR COURT

NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON



LOCATION

Poplar Court is located on the well established North Nelson Industrial Estate, located in the Crumlington Industrial Zone. The estate has good access to the major road network being situated close to the A1, A19 and A189 Spine Road.

DESCRIPTION

Single storey units of steel portal frame construction with brick/blockwork walls and insulated metal cladding. The roof is constructed of insulated metal decking incorporating roof lights. The units have a glazed frontage, separate loading and personnel access doors and forecourt parking. The estate benefits from CCTV and tenant controlled access gates.

SPECIFICATION

- Mains electricity and water
- Office in units over 2,000 sq ft
- Loading doors 3.0m wide by 3.8m high Blocks 1-3
- Loading doors 3.8m wide by 4.1m high Block 4
- WC facilities

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- 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, business rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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