



TO LET

BLOCKS 13 & 14 ATLEY WAY

**NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON,
NORTHUMBERLAND NE23 1WA**



- Good access to A1, A19 and A189
- Occupier controlled access gates
- Estate CCTV
- Loading doors minimum 3.04m wide x 3.68m high
- Eaves height 4.1m
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS

1,497 - 2,476 sq ft (139 - 230 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

BLOCKS 13 & 14 ATLEY WAY

NORTH NELSON INDUSTRIAL ESTATE, CRAMLINGTON, NORTHUMBERLAND



LOCATION

North Nelson 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

Blocks 13 & 14 comprise of ten units within two terraces. The units are of steel frame construction with brick/blockwork walls and profile sheet roof incorporating translucent roof lights. The units have separate personnel access and loading doors and forecourt parking. The estate benefits from tenant controlled access gates and CCTV.

SPECIFICATION

- Mains electric (3 phase) and water
- WC facilities
- Loading door to 1500sq ft 3.04m (w) by 3.68m (h)
- Loading door to 2400sq ft 3.27m (w) by 3.68m (h)
- Eaves height 4.1m

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, rates and utility charges

VIEWING / FURTHER INFO

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



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

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