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TO LET

BLOCKS 13 & 14 ATLEY WAY

NORTH NELSON INDUSTRIAL ESTATE CRAMLINGTON, NORTHUMBERLAND NE23 1WA

WORKSHOP / INDUSTRIAL UNITS

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

KEY FEATURES

- Good access to A1, A19 & A189
- Eaves Height 4.1m
- LED lighting throughout
- Tenant controlled access gates
- Estate CCTV
- Flexible terms



CONTACT US:

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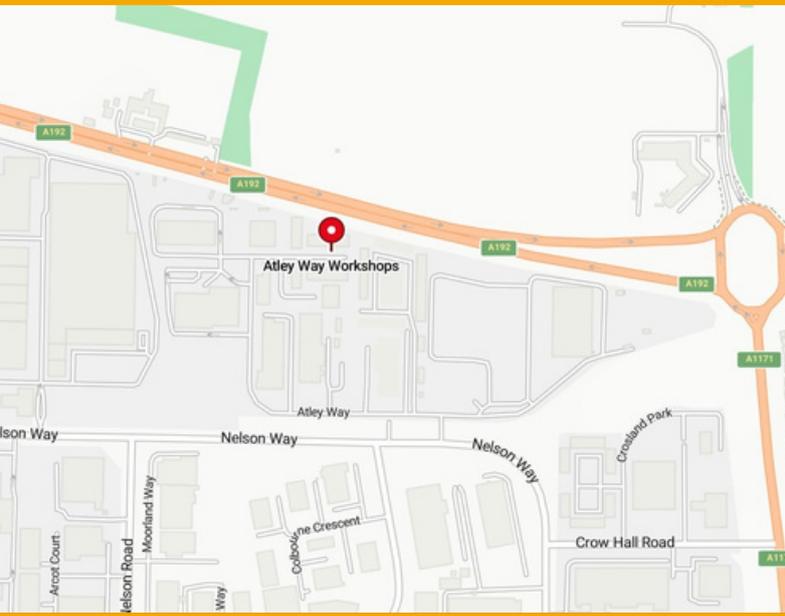
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BLOCKS 13 & 14 ATLEY WAY

NORTH NELSON INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WA



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.

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

WORKSHOP / INDUSTRIAL UNITS
1,497 - 2,476 sq ft (139 - 230 sq m)

DESCRIPTION

Blocks 13 & 14 comprise 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.

SPECIFICATIONS

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

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



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