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# TO LET

## UNIT 33D

### MOORLAND WAY

#### NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE

## WORKSHOP / INDUSTRIAL UNIT

4,102 sq ft (381 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 compound



## CONTACT US:

 0191 221 1999

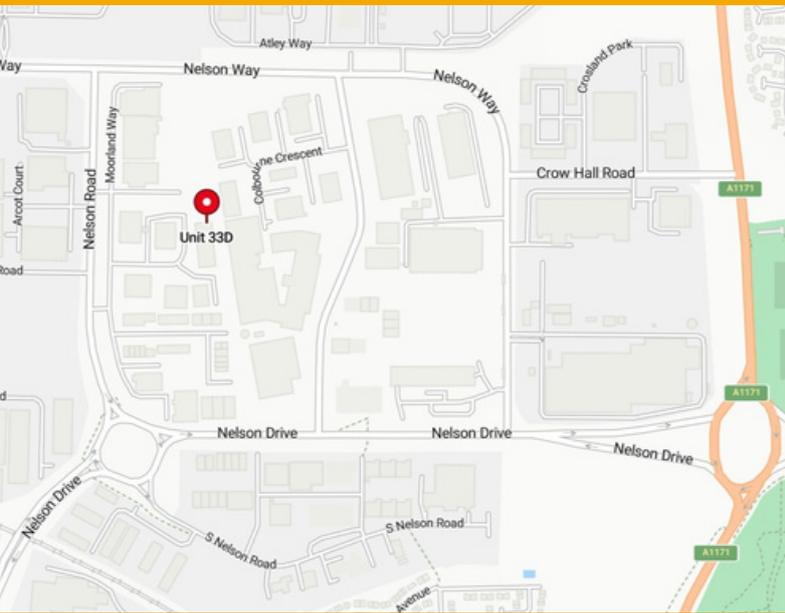
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# UNIT 33D MOORLAND WAY

## 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.

#### WORKSHOP / INDUSTRIAL UNITS

**4,102 sq ft (381 sq m)**

#### DESCRIPTION

Unit 33D 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, kitchen and WC facilities. The loading apron and 6 parking bays are located in a dedicated compound.

#### SPECIFICATIONS

- Mains electric and water
- Ground floor office circa 562 sq ft
- First floor mezzanine storage circa 792 sq ft
- Manually operated, overhead loading door approx. 3.3m (w) x 4.5m (h)
- Eaves height to underside of haunches 4.1m

#### EPC

EPC rating is C (60). 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



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