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TO LET

MOORLAND WAY
NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON | NORTHUMBERLAND | NE23 1WE

WORKSHOP/INDUSTRIAL UNITS

600 - 2,400 sq ft (56 - 223 sq m)





KEY FEATURES

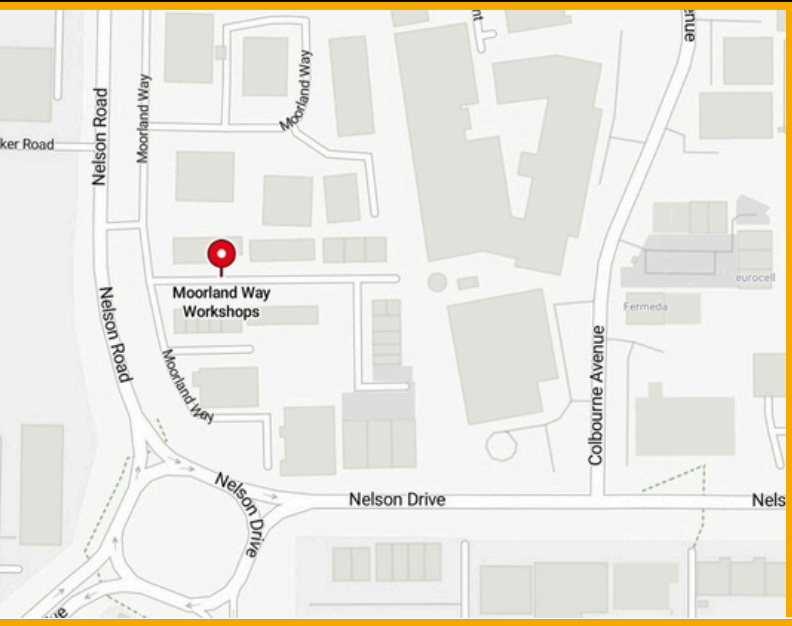
- Well established estate
- Popular trade counter location
- Good access to A1, A19 & A189
- Forecourt parking
- Estate CCTV
- Flexible Terms

CONTACT US:

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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, A189 spine road and the A19, 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
600 - 2,400 sq ft (56 - 223 sq m)



DESCRIPTION

The units are of steel portal 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 CCTV.

SPECIFICATIONS

- Mains electric and water
- LED lighting throughout
- WC facilities

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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BUSINESS UNITS TO LET ACROSS THE UK

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