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TO LET

POPLAR COURT

NORTH NELSON INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WR

WORKSHOP / INDUSTRIAL UNITS

1,063 - 3,769 sq ft (99 - 350 sq m)

KEY FEATURES

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



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POPLAR COURT

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LOCATION

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

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

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

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.

SPECIFICATIONS

- Mains electricity and water
- Office in units over 2,000 sq ft
- Loading doors 3.0m (w) x 3.8m (h) Blocks 1-3
- Loading doors 3.8m (w) x 4.1m (h) Block 4
- 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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