



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



33A TO LET
5,462 SQ FT
0191 221 1999

TO LET

UNIT 33A

MOORLAND WAY

NELSON PARK INDUSTRIAL ESTATE

CRAMLINGTON, NORTHUMBERLAND NE23 1WE

WAREHOUSE / INDUSTRIAL UNIT


5,476 sq ft (508 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 shared compound



CONTACT US:

 0191 221 1999

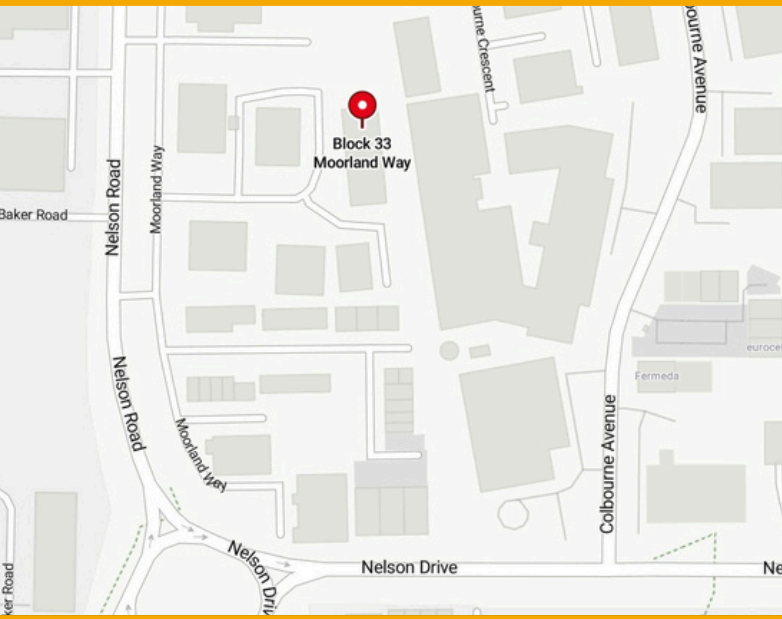
 www.ntproperties.co.uk

 northeast@northerntrust.co.uk

UNIT 33A 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.

WAREHOUSE / INDUSTRIAL UNITS
5,476 sq ft (508 sq m)

DESCRIPTION

Unit 33A 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 and WC facilities. The loading apron and 8 parking bays are located in a shared compound.

SPECIFICATIONS

- Mains electric and water
- Ground floor office circa 805 sq ft
- First floor mezzanine storage circa 1070 sq ft
- Manually operated, overhead loading door approx. 3.3m (w) x 4.5m (h)
- Eaves height to underside of haunches 4.1m

EPC

TBC. 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



BUSINESS UNITS TO LET ACROSS THE UK

Follow us on

