



To Let  
**Unit 13 Crow Hall Road  
Nelson Park East  
Cramlington  
Northumberland, NE23 1WH**

Detached Office Building  
1,339.7 sq m (14,421 sq ft)



- Raised access floors
- Wall mounted radiators
- Comfort cooling
- Suspended ceiling incorporating LG3 lighting
- Arranged around a central courtyard
- Secure car parking providing 79 spaces

## Location

The property is located on the corner of A1171 and Crow Hall Road, on Nelson Park Industrial Estate, Cramlington. The estate, which extends to approximately 330 acres, lies to the west of Cramlington town centre and forms part of the town's large industrial zone, including Windmill Industrial Estate, Crossland Park, Nelson Park West, South Nelson Industrial Estate and Bassington Industrial Estate.

Cramlington has excellent road connections being located on the intersection of the A1(M) and A19 trunk road, the principal north to south arterial route serving the region and nine miles north of Newcastle city centre.

## Description

The property comprises a detached office building of steel frame construction with brick walls and profile metal cladding above.

The office accommodation is provided on a single floor and is arranged around a central courtyard with access provided via a single storey glazed entrance. Internally, the property provides a mixture of cellular and open-plan accommodation together with kitchen and break-out area, male, female and disabled toilets, showers and locker rooms.

The premises benefit from a good specification with raised access floors, wall mounted radiators and comfort cooling in a suspended ceiling and LG3 lighting.

The accommodation is set within landscaped grounds and externally has a secure car park providing 79 car parking spaces and is accessed by way of a secure metal palisade access gate.

## Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6<sup>th</sup> Edition and provide the following Net Internal Areas:

**Ground Floor 1,339.7 sq m (14,421 sq ft)**

## Services

We understand the property benefits from all mains services.

## Rateable Value

The property is listed according to the Valuation Office Agency website within the 2010 Rating List as Offices with a Rateable Value of £141,000.

## Terms

The property will be fully refurbished and is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £11.50 per sq ft.



# Energy Performance Certificate

F:127

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party is responsible for their own legal costs incurred with this transaction.

## Contact Details, Viewing & Further Information

Strictly by prior appointment with BNP Paribas Real Estate

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Subject to Contract

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