

to let



The industrial property specialists

**MAIN WORKSHOP
(DELAVAL PLANT SERVICES)
WEST PARK VIEW
DUDLEY
CRAMLINGTON
NORTHUMBERLAND
NE23 7AA**



- WAREHOUSE / WORKSHOP, SET WITHIN SECURE MANAGED PRIVATE ESTATE
- GIA – 632.6 M² (6,809 SQ FT) – INCLUDING MEZZANINE
- FLEXIBLE TERMS / COMPETITIVE RENTS
- GOOD ACCESS TO MAIN ROAD NETWORK AND LOCAL SERVICES/ AMENITIES

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



LOCATION

The property and site is located on West Park View, Dudley, Cramlington.

The site is accessed via Dudley Lane / Green Lane and B1319 giving direct access to the A19 (approximately 1 mile away).

The surrounding catchment area is mainly residential with a combination of leisure, retail and open farmland.

All main services and amenities are located a short distance away within Dudley and Annistford.

The exact location is shown on the attached plan.

DESCRIPTION

The subject property offers a self-contained workshop / warehouse with dedicated open yard set within a larger secure private industrial estate.

The subject property is of steel portal frame design with block and brickwork infill walls, asbestos cement cladding to part elevations and roof over.

Internally the property offers an effective eaves height of 4.7m (Apex 6.6m), concrete floors, insulated roof panels and sodium lighting.

Vehicular access to the accommodation is via a single automatic steel security shutter.

Within the workshop is a small parts store situated on ground and mezzanine. Also partitioned off within the workshop is a spray booth facility.

To the side of the main workshop with an adjacent single storey structure is a communal kitchen and WC facilities.

Externally there is an area of yard for parking / storage with communal circulation area.

The remainder of the site is secure with a single point of access.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

Workshop	553.86 m²
Mezzanine Store	78.74 m²
TOTAL GIA	632.6M² (6,809 SQ FT)

SERVICES

The property benefits from all mains services, with the exclusion of mains gas.

An oil fired floor mounted heater is located in the workshop area.

(A four post vehicle ramp (3500kg) is also available by negotiation.)

It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.

BUSINESS RATES

We understand from the Local Rating Authority that the premises will need to be re-assessed upon occupation as it forms part of a larger assessment.

(It is recommended that all interested parties contact the Local Authority to confirm RV figures.)

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge is payable for the up keep and maintenance of common areas.

RENT

Our client is seeking a rental in the region of £18,500 pa.

Incentives may be available subject covenant and lease term.

ENERGY

CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

January 2018

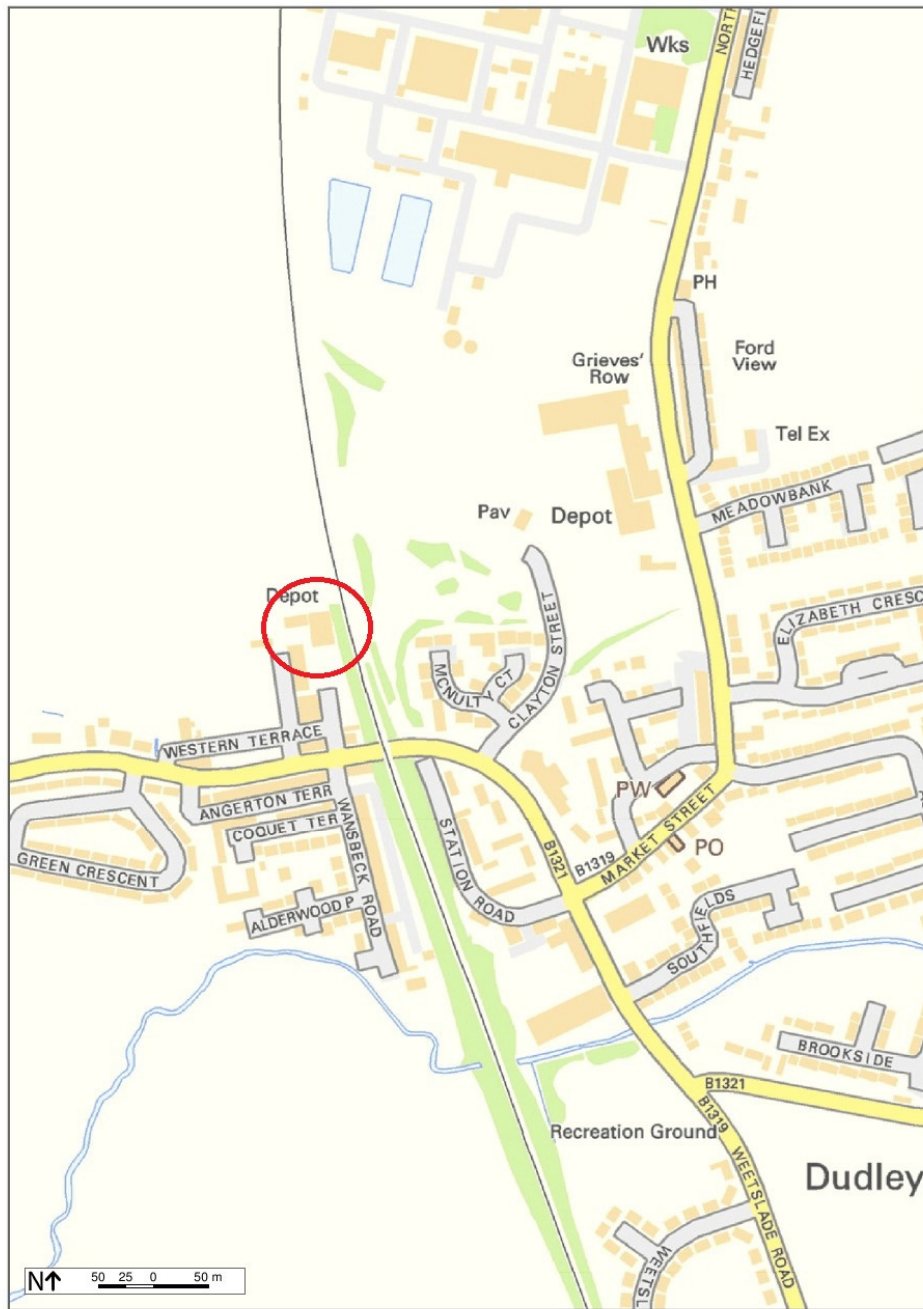


MAIN WORKSHOP



EXTERNAL YARD





West Park View, Cramlington, Northumberland NE23 7JG

Map Information
Scale 1:5578
Date:
Reference
Order No:



© Crown Copyright 2017 OS 100047514

FIND
PROFESSIONAL MAPPING INTELLIGENCE
Created at findmaps.co.uk

F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, of FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.