



Unit 2 Enterprise Court

Nelson Industrial Estate, Cramlington, NE23 1LZ

 **naylors**

To Let

Self- Contained Office Unit

2,500 Sq Ft (232.26 Sq M)

- New Lease Available
- On-site Car Parking
- Open plan space
- Great Road Connection



Location

The self-contained unit is situated within Enterprise Business Park, Cramlington, a well-established commercial location. The business park benefits from excellent transport links, being located close to the A19, which provides direct access to the A1, offering convenient connections to the wider regional and national road network.

Description

Unit 2 comprises a self-contained, single-storey commercial unit suitable for a variety of business uses. The property benefits from the following specification:

- LED lighting throughout
- Carpeted floors
- Perimeter trunking
- WC facilities
- Kitchen area
- Two meeting rooms
- Two separate entrances and a rear exit
- On-site car parking

The flexible layout and self-contained nature of the accommodation make it well suited to a range of occupiers, including office, professional services, training, and studio-based businesses.

Accommodation

The property has a Net Internal Area of 2,500 sq. ft (232.26 sq. M)

Terms

A new lease for a term by arrangement.

Rent

£7.50 per sq. ft exclusive of VAT.

Maintenance Rent

There is an estates charge payable. More information to be provided on request.

EPC

The property has an EPC rating of B (39).

Rateable Value

The property has a Rateable Value of £16,250. We recommend all interested parties enquire with the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

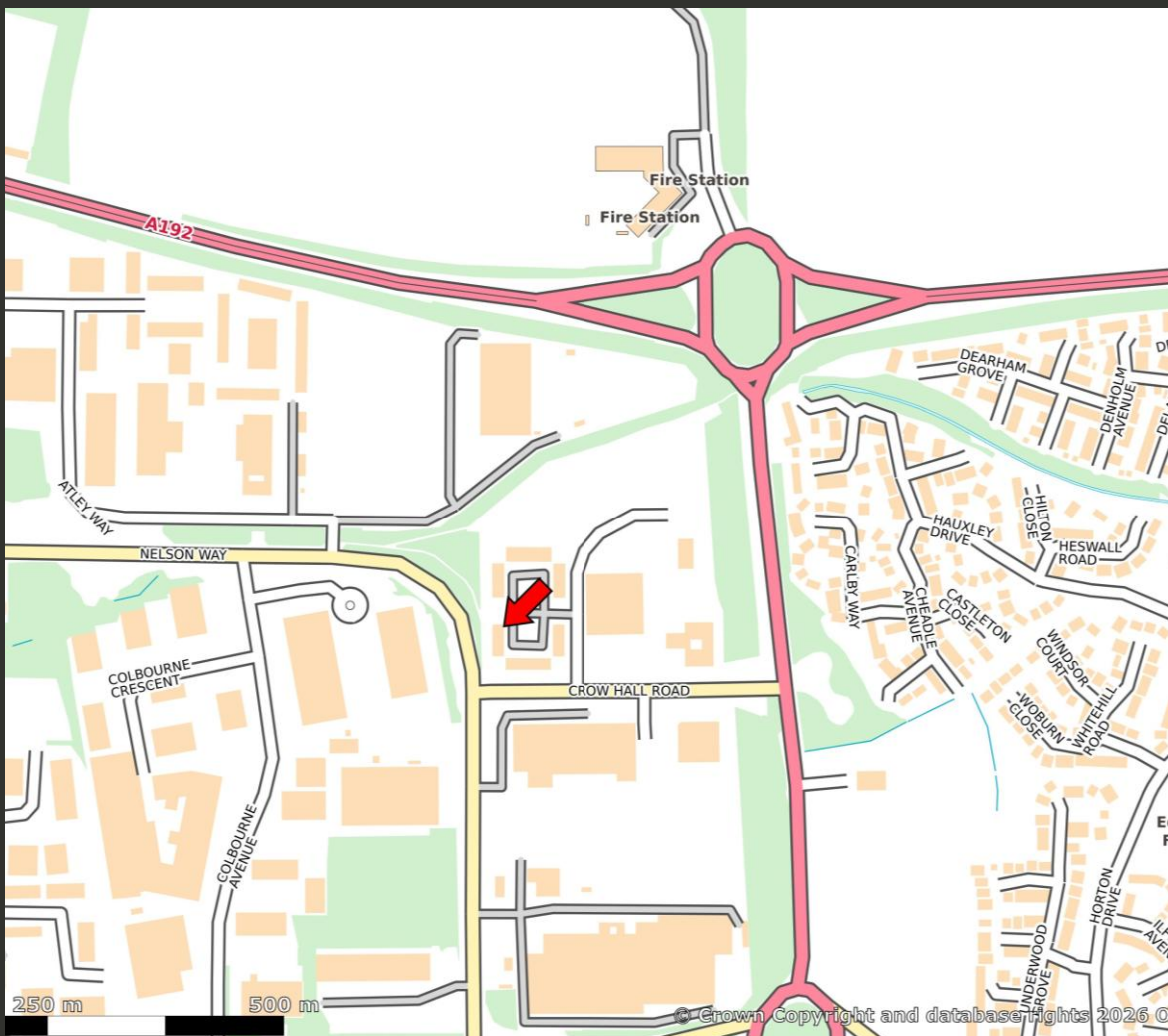
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS 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, 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 Naylor's 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 principals or employee, at NAYLORS 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

For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk