

For Sale



Unit 34 Atley Business Park

North Nelson Industrial Estate, Cramlington, NE23 1WP

 **naylors**

For Sale

Industrial Unit

2,600 Sq Ft (241.55 Sq M)

- Available now
- Industrial unit with office and mezzanine space
- Great location
- Good transport links
- Freehold Sale

Location

The Unit is located on Atley Business Park, North Nelson Industrial Estate, Cramlington. The estate is well situated, only 9 miles from Newcastle City Centre and circa 3 miles from the A19/A1 intersection. Surrounding occupiers consist of mainly commercial uses.

Description

The unit has the following specification:

Modern, self-contained terraced industrial unit constructed with a steel portal frame, brick/block elevations and insulated roof cladding. The roof incorporates translucent roof lights providing excellent natural light. Warehouse accessed via an automatic roller shutter door. Concrete warehouse floor. Energy-efficient LED lighting throughout. Generous eaves height suitable for various industrial and warehouse uses. Dedicated car spaces located directly in front of the unit.

Accommodation

We have measured the property on a Gross Internal Area basis and advise the following floor areas:

Ground Floor: 1,500 Sq. Ft
Mezzanine: 1,100 Sq. Ft.

Total: 2,600 sq ft (241.55 sq m)

Quoting Terms

The freehold is available for a sum of £225,500 exclusive.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available upon request.

Rateable Value

The property has a current rateable value of £9,900 (April 2026).

EPC

Please contact Naylors for further information.

Legal Costs

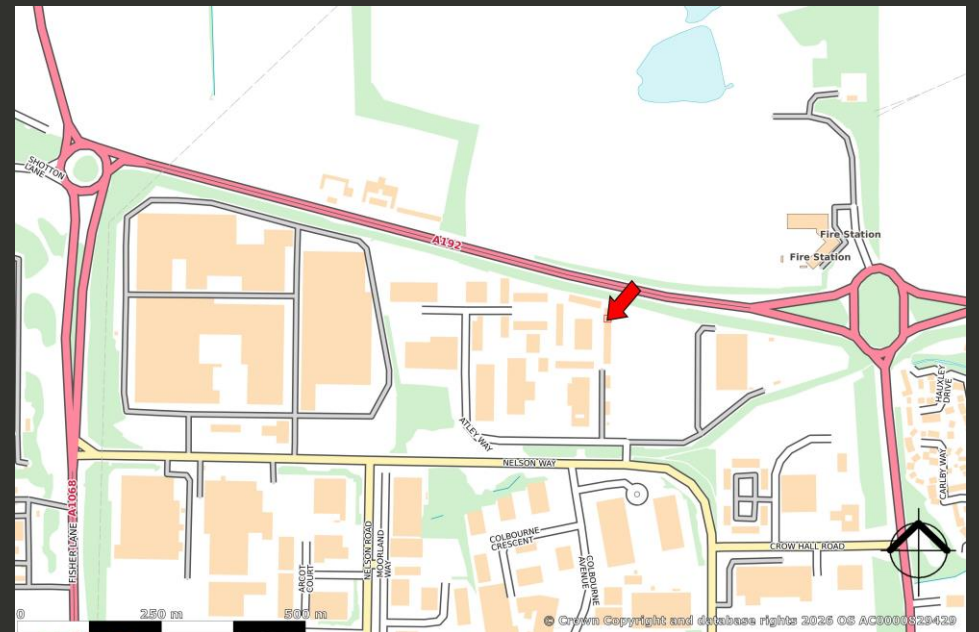
Each party to be responsible for their own legal costs incurred in this transaction.

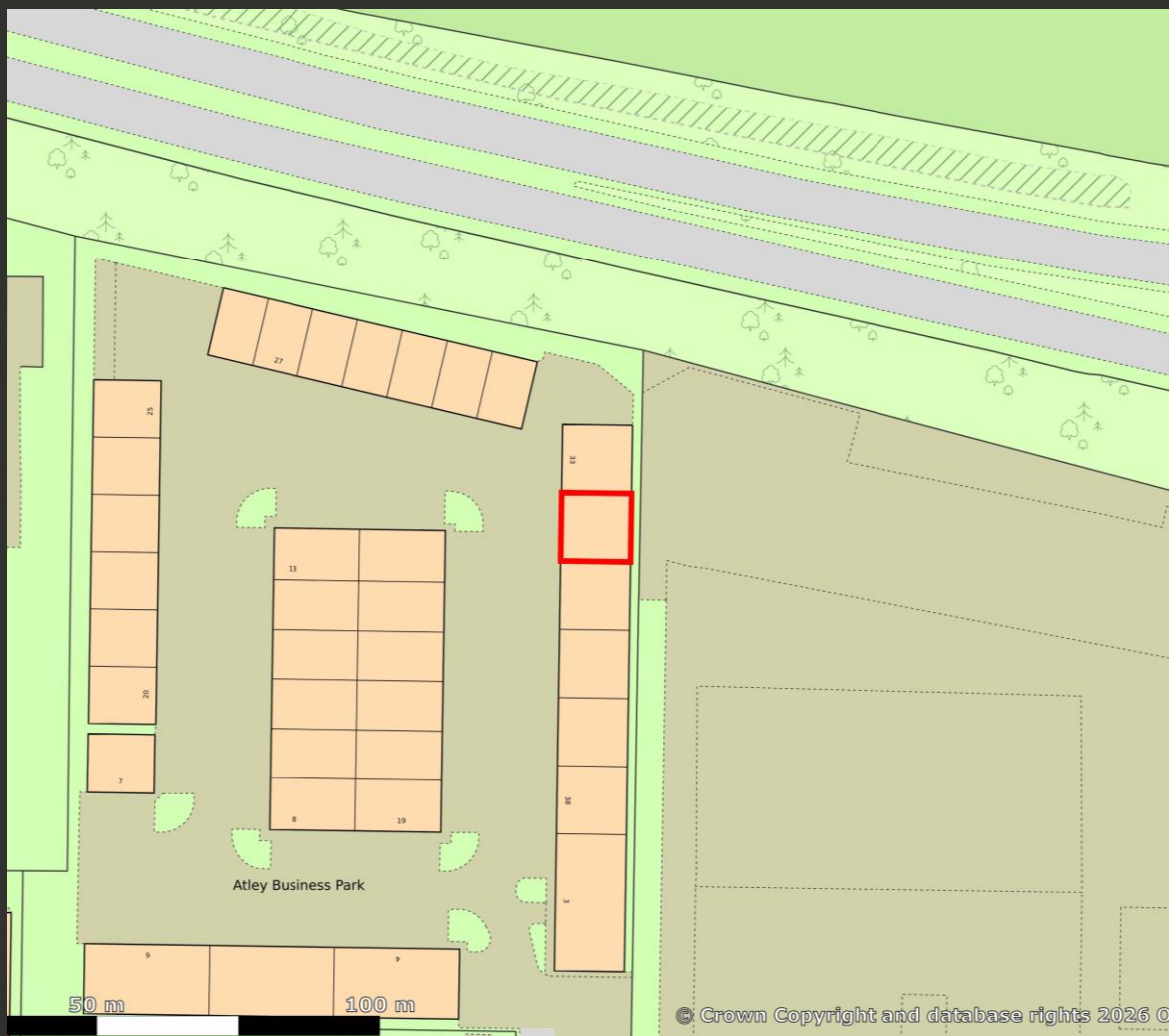
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP 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).





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