

**ATLEY
BUSINESS PARK
Cramlington**



**FOR SALE
OR TO LET**

Location

The development is situated within North Nelson Industrial Estate in close proximity to the A1 / A19 intersection. Cramlington is an established commercial location with occupiers including Merck Sharp & Dohme Ltd and AAF Ltd.

Key Distances:

Newcastle upon Tyne	9 miles
Morpeth	5 miles
Newcastle International Airport	7 miles
A1 / A19	3 miles

Description

The development comprises a range of brand new industrial units being of steel framed construction with brick and blockwork elevations incorporating high level profiled cladding. The site is enclosed by perimeter fencing with gated access to the southern site boundary.

The accommodation benefits from mains supplies of gas, electricity, water and drainage, together with broadband connectivity.

The building specification further includes:

- Floor loading capacity of 30 KN/m²
- Eaves height up to 5.5m
- Integral office and WC facilities
- Electrically operated loading doors
- Ample on-site parking and loading areas
- Secure, managed site

Accommodation

See attached schedule of availability. Please note units can be combined to provide large floor areas.

Terms

The premises are available either to purchase by way of 125 year ground leases, or to let on full repairing and insuring leases for a term of years to be agreed subject to periodic rent reviews. The accommodation is subject to a service charge provision in respect of common areas and shared services.

Rateable Value

The premises are not currently assessed. For further information please contact the local authority, Blyth Valley Council Tel 01670 542542.

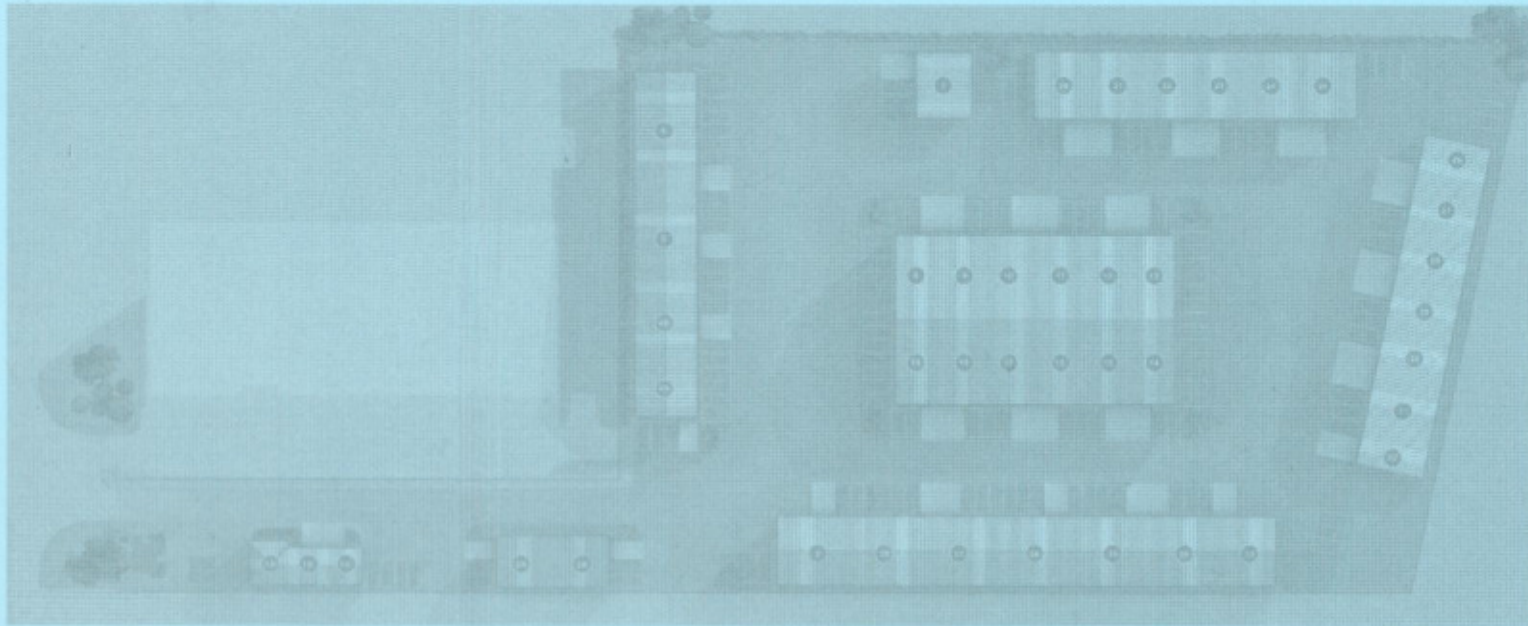
VAT

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

Financial Assistance

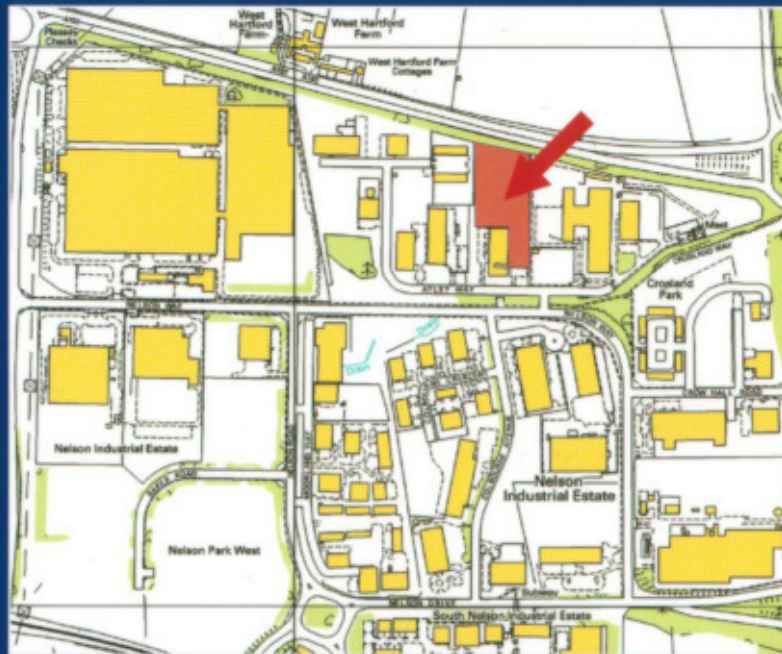
For further information on available financial assistance please contact Northumberland County Council Tel 01670 533000.





ATLEY BUSINESS PARK
High quality industrial space available
For Sale or To Let

For more details contact:- Matthew McIntosh
mjmcintosh@mjmcommercial.co.uk Tel. 01661 881779



www.northerndevelopments.co.uk

Sole Agent:-



MJM COMMERCIAL
PROPERTY CONSULTANTS

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Important Notice

These particulars are for illustration only. External materials, finishes, landscaping and the position of parking spaces may vary throughout the development along with heating and electrical layouts. The dimensions should not be used for carpet sizes, appliance spares or items of furniture. In the interest of variety and our policy of continuous improvement, door and window positions, together with elevational treatment of any particular property may vary from those shown in the particulars. These particulars should be treated as guidance only and can not be relied upon as accurately describing any of the Specific Matters prescribed by an Order made under the Property Misdescriptions Act 1991 and you should undertake your own inspection of a property to ascertain its suitability for your purposes. These particulars are only intended to show the general nature of an Northern Developments property and not related to any particular plot and they do not constitute a contract, part of a contract or warranty. Northern Developments (Cumbria) Limited shall not be responsible to you for any loss or expenses incurred in viewing a property or as a result of the property being withdrawn from the market or being sold to anyone else.

