AVAILABLE SOON



Industruial Unit - Available Soon

A large modern industrial unit, benefiting from large dedicated yard space, WC facilities, office accommodation and on site parking within one of Cramlington's most established industrial locations.

Size	6000 sq ft
Rent	£44,750 p.a
Term	Min 3 years
EPC	B
Facilities Charge	£4,800 p.a
Insurance	(Included)

Unit 8, Nelson Park

Nelson Park Networkcentre,
Cramlington, NE23 1WD

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KEY FEATURES:

- Large dedicated yard/loading area
- Office accommodation
- Internal WC facilities
- On site parking
- Established industrial location
- Excellent access to the A189, A19 and A1
- Suitable for a range of industrial, storage and distribution uses



DESCRIPTION & ACCOMMODATION

Unit 8, Nelson Park Networkcentre extends to approximately 6,000 sq ft and comprises a modern, well-presented industrial unit within the established Nelson Park industrial estate in Cramlington.

The property benefits from a dedicated yard/loading area, office accommodation, internal WC facilities and on-site parking.

The flexible layout is suitable for a range of industrial, storage, workshop and distribution uses, allowing occupiers to adapt the accommodation to suit their specific business requirements.

The property presents an opportunity to secure practical industrial accommodation within one of Northumberland's most established commercial locations.

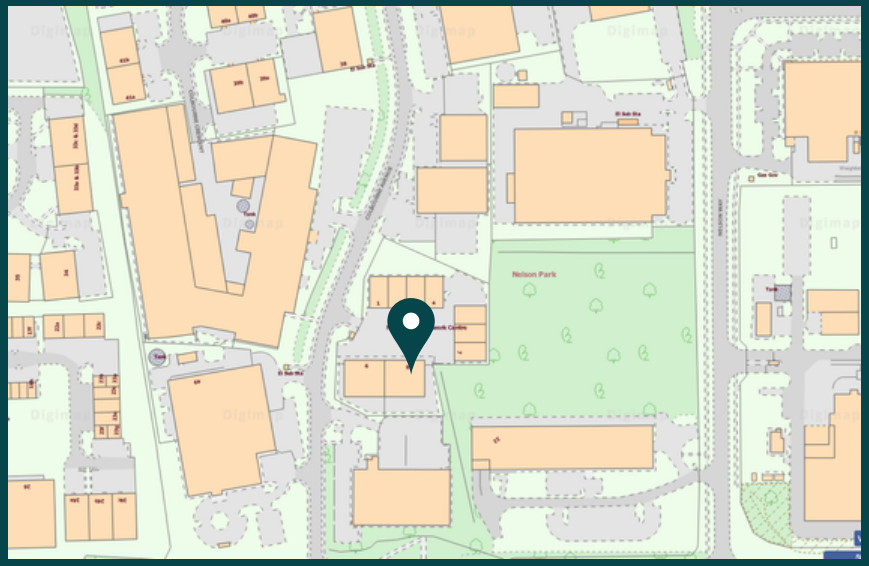
Location

Nelson Park Networkcentre is situated on Nelson Park Industrial Estate, Cramlington, one of the North East's premier business and industrial destinations.

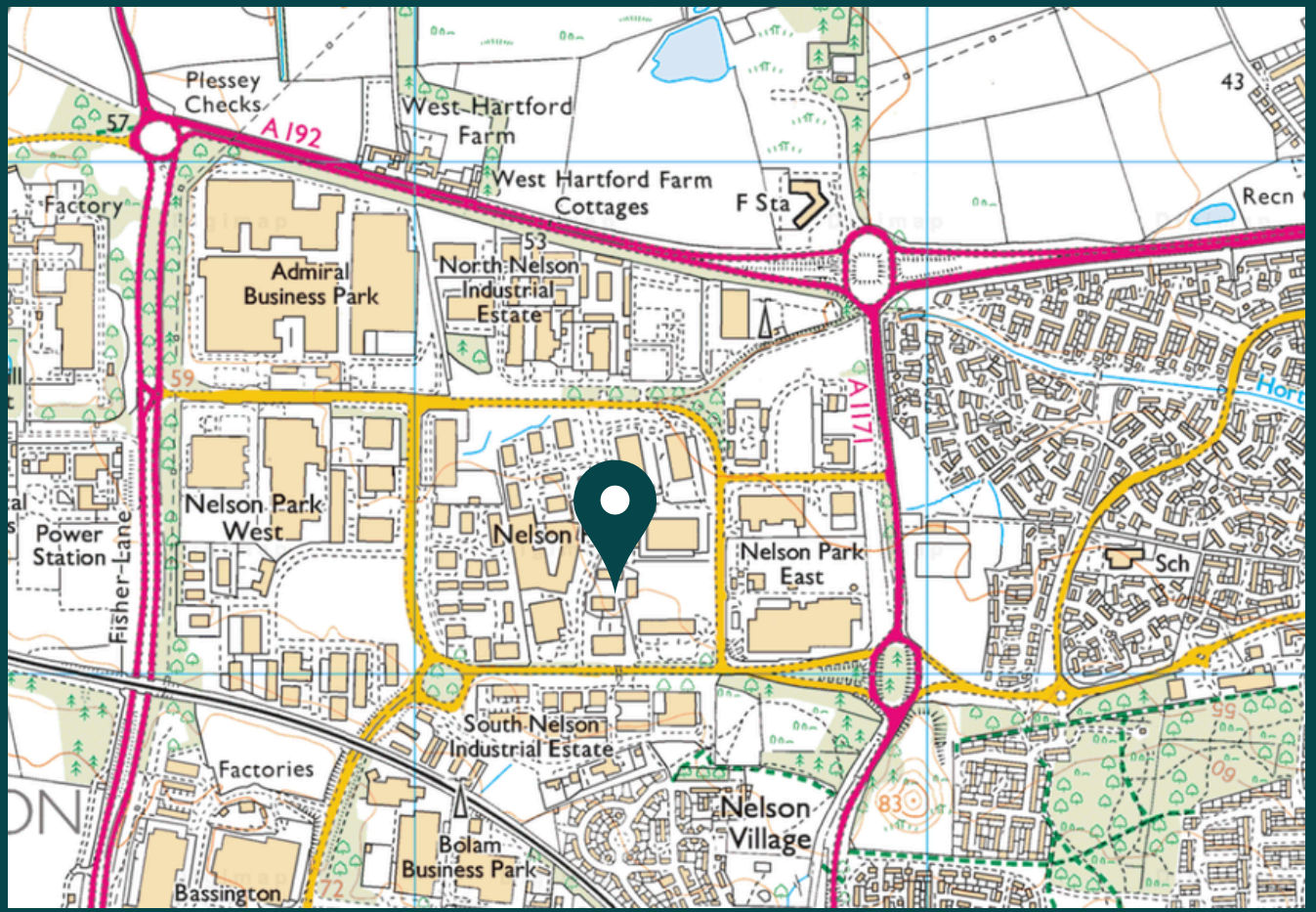
The estate is home to a wide range of national, regional and local occupiers and benefits from an established commercial environment.
The property offers excellent transport connectivity, with immediate access to the A19 and close proximity to the A1, providing efficient links throughout the North East and beyond.

Cramlington town centre is located nearby, offering a range of retail, leisure and amenity facilities for businesses and employees.
Its strategic location and strong transport links make Nelson Park a popular choice for industrial, manufacturing, storage and distribution occupiers.

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Get In Touch

For further information or to arrange a viewing, please contact Advance Northumberland Commercial.







Contact Information::

commercial@advancenorthumberland.co.uk

01670 524860

Advance Northumberland Commercial
Wansbeck Workspace, Rotary Parkway,
Ashington, Northumberland NE63 8QZ
www.advancenorthumberlandcommercial.co.uk