



To Let / May Sell

482.34m² (5,192ft²)

Unit 5 Trafalgar Court South Nelson Industrial Estate Cramlington, NE23 1WF

- Fully refurbished
- Secure fenced shared site
- LED lighting
- Ample parking
- Substantial 3 phase power supply
- Electric roller shutter loading door

SUBJECT TO CONTRACT

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Location

Trafalgar Court is a multi-let industrial development on the South Nelson Industrial Estate in Cramlington. The property is circa 3 miles northeast of the Seaton Burn junction of the A19 and the A1. Manor Walks Shopping Centre is less than 2 miles away and the A189 is 2.5 miles to the east.

Description

The property was fully refurbished in 2025.

A refurbished end terrace industrial unit comprising a steel portal frame, with cladding to the external elevations incorporating Georgian wired glass windows and a pitched roof of insulated profile metal sheeting. The unit has an eaves height of 3.4m to underside of haunch and 4.3m to the Apex.

The property has a flat roofed projection to the rear with kitchen and WCs provided, including central heating and hot water from a gas boiler.

The warehouse has LED lighting and access is via an electric roller shutter loading door measuring 3.6m wide by 3m high.



Accommodation

	sq m	sq ft
Warehouse	459.9	4,950
Amenity Block	22.4	241
Total GIA	482.3	5,192

Terms

Available by way a new full repairing and insuring lease at a rent of **£34,000 pa**. Sale price on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value from April 2026 of £27,250. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services including 3 phase power.

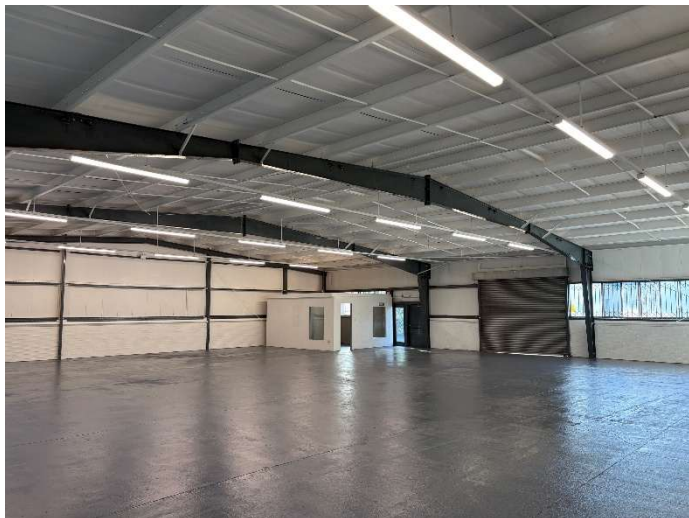
VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Sole Agents HTA Real Estate

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Energy Performance Certificate (EPC)

The property has an EPC Rating of C(67). A copy of the certificate is available on request.

