

TO LET



**BASSINGTON LANE, CRAMLINGTON,
NORTHUMBERLAND, NE23 8AD**

- Prime Open Storage Land
- Approx 5 Acres
- Excellent Location Close to A19 & A1
- May Split From 0.5 Acres Plus
- Flexible Lease Options Available

Location

Cramlington is located approximately 8 miles north of Newcastle upon Tyne and 7 miles southeast of Morpeth. The area has excellent road connectivity with the A1, A19 and A189 trunk road all within easy reach which provide access to Newcastle, North Tyneside and South Tyneside and Sunderland via the Tyne Tunnel.

Bassington Industrial Estate is situated in the northwest of Cramlington industrial area with access off Fisher Lane A1059 which connects to the junction of the A19/A1 interchange at Seaton Burn. Cramlington Town Centre with its amenities is approximately 1 mile southeast.

The site fronts onto Nelson Drive within Bassington Industrial Estate where occupiers close by include Daikin, Miller UK, PHC and CNC



SATNAV: NE23 8AD

<https://what3words.com/dodges.culling.bucked>

Description

Level, hardcore surfaced and secure open storage site suitable for a range of industrial open storage and haulage uses.

Services are connected and the site has a security fencing to the perimeter as well as security gates.

Asking Rent

Rent on application

The property is available To Let on flexible lease terms.

Available from 1 to 5 acres.

Business Rates

The site is yet to be assessed.

EPC

N/A

Services

Mains services are connected.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is applicable to the rent.

Viewings

By appointment with the agents below:

Ben Flint

Mob: 07494735001

Tel: 01302 639838

Email: ben@flintrealestate.co.uk

Alexandra De Freitas

Mob: 07538844869

Email: alexandra@flintrealestate.co.uk

Web: www.flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering any contract for purchase or lease. Prospective tenants or purchasers must comply with Anti Money Laundering Regulation. Photos and brochure prepared September 2024

