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**Hubbway Business Centre,  
Cramlington,  
NE23 8AD**

**ASKING RENT PER ANNUM  
£14,000**

#### LOCATION

Hubbway Business Centre, Bassington Lane, Cramlington, Northumberland. The site sits prominently off the A1172 approximately half a mile from Cramlington Town Centre. The area of Cramlington is primarily made of residential property, with supporting services and facilities set out in a new town concept and is approximately 9 miles north of Newcastle City Centre. The location is very well served by road links to the A1, and A19 Tyne Tunnel road as well as from other locations such as Bedlington, Blyth and Morpeth, in Northumberland. Hubbway Business Park is well known by the local population and beyond in part due to the nature of occupiers on the site including, 'TJ's Jungle', an indoor themed childrens' play park. We are looking to attract a tenant that will compliment the activities already present. This may include retailers requiring a out of town location or similar.

#### DESCRIPTION

The subject property is a steel frame retail warehouse type premises previously occupied by an electrical appliance retailer. As the such, the unit is fitted out to reflect a part showroom and part warehousing and workshop requirement. The unit forms part of a well know larger development that provides ample customer parking and good visibility from main roads.

#### ACCOMMODATION

Workshop/Warehouse 159m2 (1711sqft).

LEASE TERMS	The premises are available on new lease terms subject to full repairing and insuring provisions. Our client will consider offers to occupy the unit on their individual merits.
ENERGY PERFORMANCE	We await a copy of the energy performance certificate.
RATEABLE VALUE	The property has been assessed and allocated an adopted rateable value of £6100 as at 1 April 2010.
VAT	Unless otherwise stated, the all figures quoted are deemed to be exclusive of VAT.
ADDITIONAL INFORMATION	<p>For further information please contact our office direct on 0191 2393252 , or alternatively via email on: commercial@pattinson.co.uk.</p> <p>With regards to viewing the subject property / site / business, this is to be done strictly by appointment through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.</p>

### **Misdescriptions Act 1967**

Keith Pattinson Ltd for itself and for the vendor(s) or lessor(s) of this property whose agent it is to give notice that:-

- These particulars do not constitute any part of an offer or contract.
- None of the statements contained in these particulars as to the property(s) are to be relied on as statements or facts.
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- None of the building services or other service installations (whether these be specific responsibility of the freeholder lessor or lessee) have been tested and are not warranted to be in safe working order.

### **Finance Act 1989**

Unless otherwise stated all prices and rents are stated exclusive of VAT. **Property**

### **misdescriptions act 1991**

Every effort has been made by Keith Pattinson Ltd to ensure accuracy interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.