

# To Let



## Cramlington

Unit 3, South Mall, Manor Walks Shopping Centre, NE23 6UT

Ground Floor: 8,138 sq ft (756 sq m)

Rent on Application

## Location & Description:

- Manor Walks Shopping Centre and the adjacent Westmorland Retail Park provides the retail and leisure focus in the town.
- Existing tenants include M&S Food Hall, TK Maxx, Next, Curry's PC World, JD Sports, Boots, Superdrug, Sainsbury's, Asda, Costa and McDonald's.
- Situated within the leisure quarter at Manor Walks, and immediately adjacent to the shopping centre entrance, the subject unit is in close proximity to VUE Cinema, Nando's, Loungers, Burger King, Sambuca's and Domino's.
- Free on-site parking of 1,500 spaces.
- For more information on the centre, visit [www.manorwalks.co.uk](http://www.manorwalks.co.uk)

## Demise:

Ground Floor 8,138 sq ft (756 sq m)

Mezzanine 3,797 sq ft (352.8 sq m)

Note: The ground floor is lower than street/mall level, accessed by an existing customer stairs and ramp.

## Rent:

Available upon request.

## Lease:

The unit is available on a new lease for a term of years to be agreed.

## Service Charge:

Available upon request.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

To be reassessed for a change of use to retail/leisure. Existing rating is based on NHS Diagnostic Centre.

## Date Prepared:

January 2025

## Subject to Contract.

## Contact Us:

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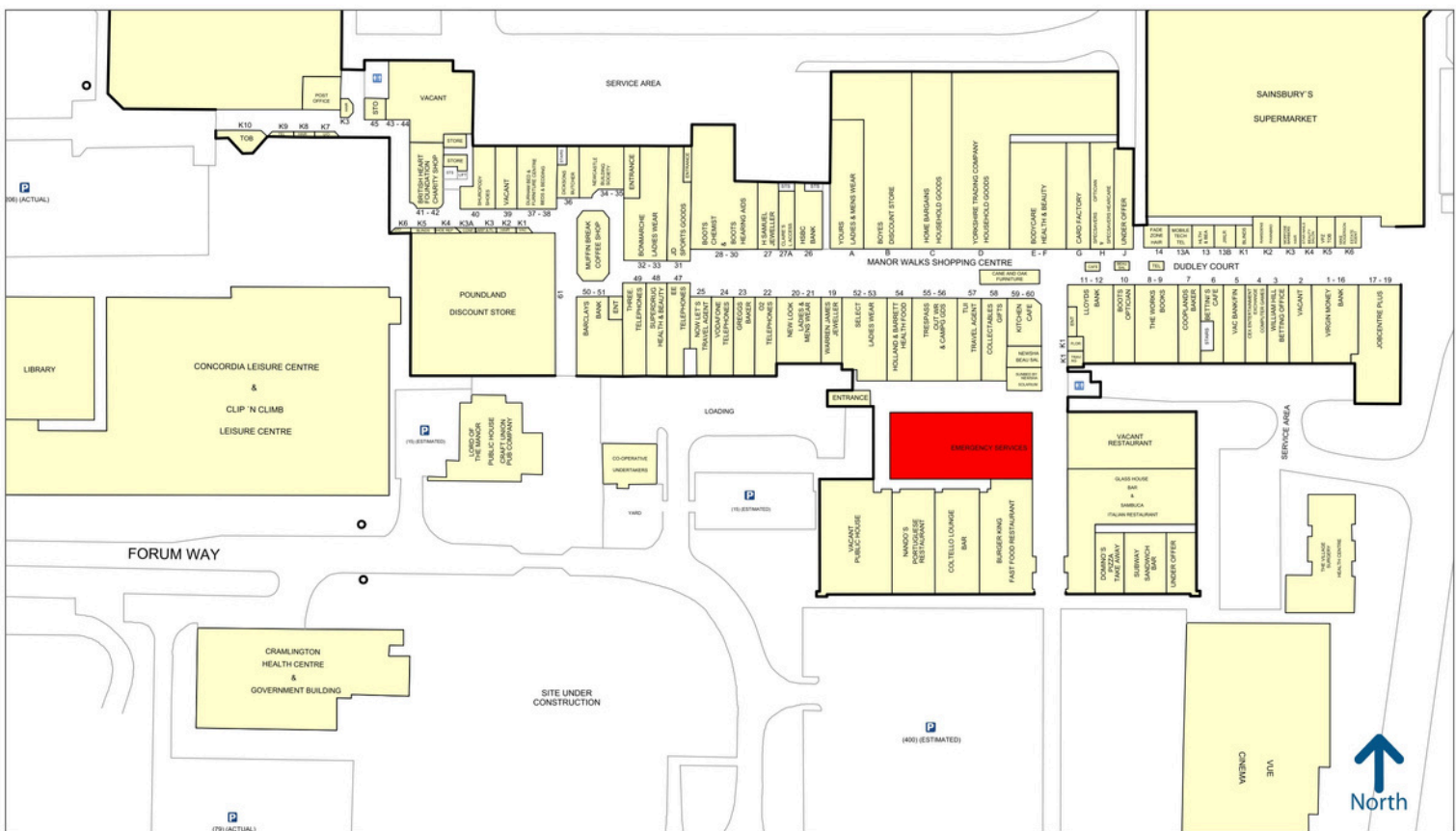
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Cramlington



Experian Goad Plan Created: 04/09/2024

Created By: Barker Proudlove Ltd

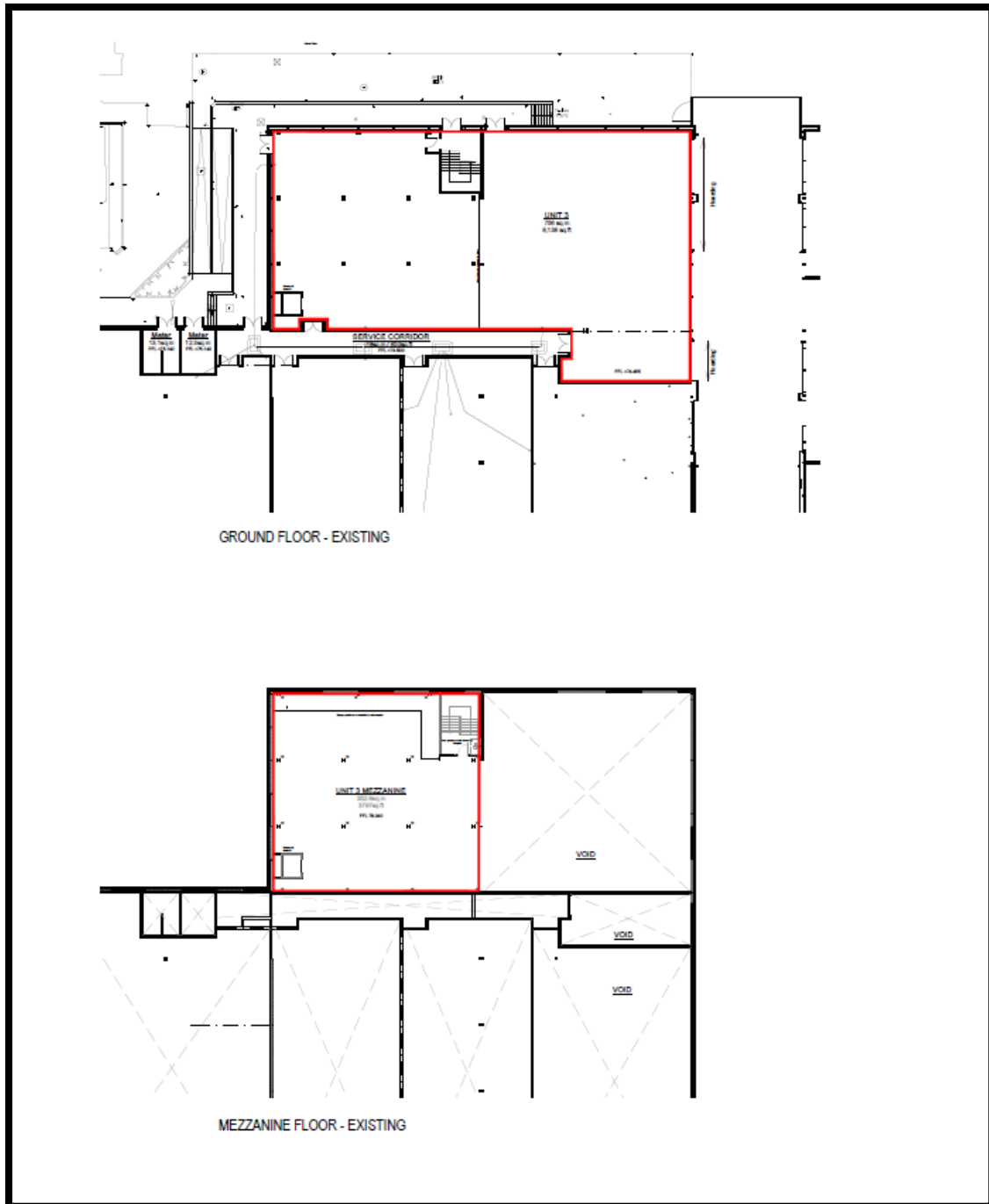
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## Unit 3, South Mall - Layout Plans



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