



Admiral Business Park is a substantial complex of warehousing and manufacturing premises located in Cramlington, Northumberland. Recently refurbished, the units provide good quality open plan industrial space in an extensive range of sizes.

Admiral Business Park provides exceptional value for money with highly attractive rents and a competitive service charge which covers a comprehensive package of services including 24 hr security, on-site management, external building and site maintenance and insurance.

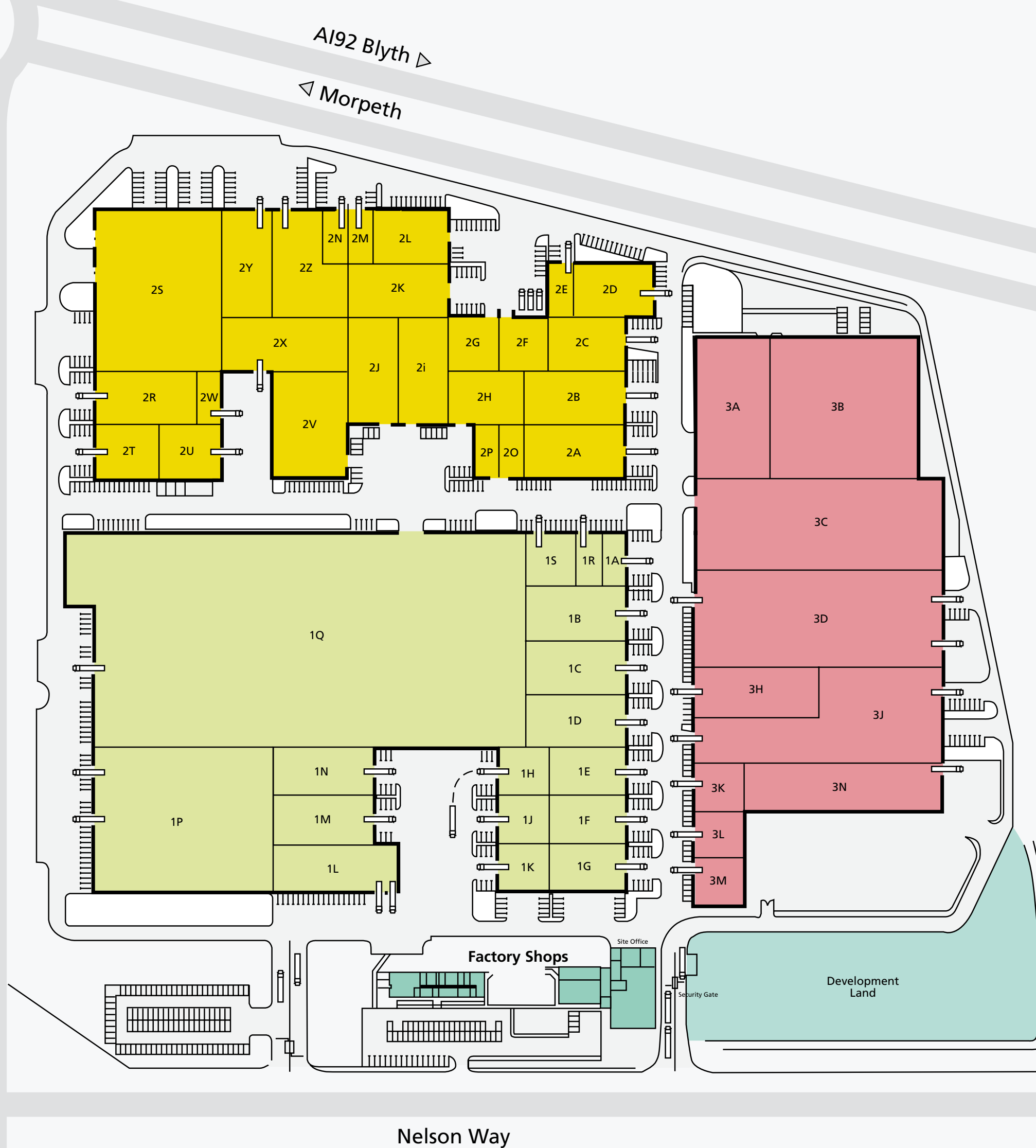
Located within 3 miles of the A1 and A19, the region's primary trunk roads, Admiral Business Park is exceptionally located for warehousing and distribution. South east Northumberland also benefits from a readily accessible workforce.

Specification

- Newly refurbished warehouse / manufacturing units
- Flexibility of unit sizes: 3,400 to 254,000 sq ft (316 to 23,597 m²)
- Steel portal framed buildings enabling open plan floor areas
- Eaves heights up to 5 metres
- Extensive internal road network allowing excellent vehicle access
- Reinforced concrete floors throughout
- Extensive car parking

A1086 Morpeth

Newcastle



BLOCK 1	m ²	Sq. ft.	Comment
Unit 1A	316	3,400	Available
Unit 1B	1,280	13,600	Available
Unit 1C	1,280	13,600	Available
Unit 1D	1,280	13,600	Available
Unit 1E	842	9,000	Available
Unit 1F	833	8,900	Available
Unit 1G	842	9,000	Available
Unit 1H	561	6,000	Available
Unit 1J	561	6,000	Available
Unit 1K	350	3,750	Available
Unit 1L	1,403	15,000	Available
Unit 1M	1,120	12,000	Available
Unit 1N	1,120	12,000	Available
Unit 1P	5,894	63,000	Available
Unit 1Q	23,763	254,000	Available
Unit 1R	316	3,400	Available
Unit 1S	632	6,800	Available

BLOCK 2	m ²	Sq. ft.	Comment
Unit 2A	1,560	16,833	Let
Unit 2B	1,254	13,550	Let
Unit 2C	930	10,500	Let
Unit 2D	930	10,500	Let
Unit 2E	316	3,400	Available
Unit 2F	776	8,380	Let
Unit 2G	456	4,925	Let
Unit 2H	930	10,500	Let
Unit 2i	1,265	13,662	Let
Unit 2J	1,265	13,662	Let
Unit 2K	1,254	13,550	Let
Unit 2L	930	10,500	Let
Unit 2M	312	3,396	Let
Unit 2N	312	3,396	Let
Unit 2O	312	3,396	Let
Unit 2P	312	3,396	Let
Unit 2R	1,287	13,770	Let
Unit 2S	4,840	51,000	Let
Unit 2T	810	8,750	Available
Unit 2U	948	10,200	Available
Unit 2V	1,860	20,000	Let
Unit 2W	312	3,400	Available
Unit 2X	1,550	17,100	Available
Unit 2Y	1,260	13,500	Available
Unit 2Z	1,545	17,000	Available

BLOCK 3	m ²	Sq. ft.	Comment
Unit 3A	1,630	17,600	Let
Unit 3B	3,270	35,300	Let
Unit 3C	7,650	82,500	Let
Unit 3D	2,700	29,200	Let
Unit 3H	1,350	14,600	Let
Unit 3J	4,000	43,200	Available
Unit 3K	540	5,900	Let
Unit 3L	540	5,900	Available
Unit 3M	540	5,900	Available
Unit 3N	2,170	23,430	Let

Development land	1.62 hectares	(4 acres)
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