



To Let  
**Admiral Business Park**  
**Nelson Way**  
**Cramlington**  
**Northumberland**  
**NE23 1WG**

New Industrial Units

1,750 – 3,500 sq m (18,837 – 37,674 sq ft)



*Illustrative purposes only*

- Proposed prominent units fronting onto Nelson Way
- Strategic location in close proximity to A1 and A19
- Established industrial/trading location

## Location

Cramlington is located eight miles north of Newcastle upon Tyne, being the industrial focal point for Northumberland.

Admiral Business Park is located approximately one mile to the north-west of the town centre and benefits from modern infrastructure and excellent communications.

The A1 and A19 motorways are within one mile of the industrial zone and provide access to the regional and national motorway network.

## Description

The development site is located within Admiral Business Park, prominently situated to the front of the estate facing Nelson Way.

The site is rectangular in shape and extends to approximately 1.1 ha (2.75 acres).

The plot is in an area designated for Employment Use and as such the planning consent for any use falling within Class B1, B2 and B8 planning use will be forthcoming.

## Accommodation

Units can be designed and built according to an occupier's specific requirements although initial feasibility study advises that the following two units can be provided:

Unit 7a	1,750 sq m (18,837 sq ft)
Unit 7b	1,750 sq m (18,837 sq ft)

## Services

The property will be connected to all main services.

## Rating

The property will be assessed upon occupation.

## Terms

Upon application.

## Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Viewing

Strictly by prior appointment with joint agents:

### **BNP Paribas Real Estate**

Aidan Baker

Tel: 0191 227 5737

Email: [aidan.baker@bnpparibas.com](mailto:aidan.baker@bnpparibas.com)

Bikki Purewal

Tel: 0191 227 5714

Email: [bikki.purewal@bnpparibas.com](mailto:bikki.purewal@bnpparibas.com)

### **Lambert Smith Hampton**

Andrew Wright

Tel: 0191 338 8320

Email: [awright@lsh.co.uk](mailto:awright@lsh.co.uk)

Subject to Contract

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