AVISON YOUNG

Admiral Business Park, Cramlington, NE23 1WG

Industrial, Industrial / Warehouse To Let | Rent on application | 8,300 to 141,100 sq ft

Refurbished industrial units that can be tailored to accommodate requirements of 6,000, 10,000, 20,000 and 40,000 sq. ft +

Admiral Business Park, Cramlington, NE23 1WG

Summary

- Rent: Rent on application
- Service charge: £0.45 per sq ft
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings

Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com

Danny Cramman
0191 269 0068 | 07796 993 750
danny.cramman@avisonyoung.com

Description

The refurbished units within Admiral Business Park will be prominently situated at the centre of the estate. The units provide large open span warehousing with roller shutter doors to the front elevation and demised parking to the front of the units. The plot is 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. The competitive service charge covers a package of services including 24-hour security, on-site management, external building and site maintenance together with building insurance. Occupiers on the estate include, Jewson, R+R Packaging, Impact Assist and Elliott Baxter Paper.

Location

Cramlington is located eight miles north of Newcastle upon Tyne, and is an 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 road links. The A1 and A19 motorways are within one mile of the industrial zone and provide access to the regional and national motorway network.

Key Points

- Units taken back to steel frame undergoing full refurb
- Available Q4 2025
- Direct A1 and A19 road links
- Desirable industrial/trading location
- On-site amenities, security and management
- The units are available by way of a new lease for a term of years to be agreed at a rent from £5.00 per sq. ft.

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Accommodation

Name	sq ft	sq m	Availability
Unit - 1W	48,500	4,505.80	Available
Unit - 1V	20,500	1,904.51	Available
Unit - 1BB	15,300	1,421.42	Available
Unit - 1QQ	13,700	1,272.77	Available
Unit - 1BC	13,400	1,244.90	Available
Unit - 1X	11,300	1,049.80	Available
Unit - 1Z	10,100	938.32	Available
Unit - 1TT	8,300	771.10	Available
Total	**141,100**	**13,108.62**	