



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

**Industrial warehouse units  
Development land also available**

**Units from 337 sq m (6,000 – 39,000 sq ft)  
1.1 ha (2.75 acres) fronting Nelson Way also available for bespoke units**



## Location

Cramlington is an established commercial location with a range of occupiers and users and is in close proximity to the A1/A19 intersection.

Admiral Business Park lies in a prominent position fronting Nelson Way Industrial Estate and includes tenants such as Jewson, Roles Precision Engineering, W&M Distribution, Lightyear Logistics, R&R Packaging Limited and Start Fitness.

## Description

A substantial complex of warehousing and manufacturing premises offering good quality units in a range of sizes at economical rents. The units provide large open span warehousing with demised parking to the front of the units. There is a large roller shutter door to the front elevation of each unit. The competitive service charge covers a comprehensive package of services including 24-hour security, on-site management, external building and site maintenance together with building insurance.

## Accommodation

The available units are set down in the table below:

Unit	sq. m	sq. ft.
6K ( <i>Retail Unit</i> )	144	(1,555)
1S	337	(6,000)
1T	337	(6,000)
1M	1,115	(12,000)
1N	1,115	(12,000)
1L	1,393	(15,000)
<b>L,M&amp;N Combined</b>	<b>3,623</b>	<b>(39,000)</b>

Currently, units 1S and 1T are linked providing a 12,000 sq. ft. unit. However, the property can be separated if required.

Units 1L and 1M are also linked providing a 27,000 sq. ft. unit. However, the property can be separated if required.

## Terms

The units are available on new full repairing and insuring leases by way of a service charge for a term and rent review pattern to be agreed. Rent on application.

## Development Land

Bespoke units can also be constructed to occupiers' needs on a 1.1 ha (2.75 acre) level rectangular plot fronting Nelson Way. It is designated for employment uses and as such it is anticipated that planning consent for any uses falling within B1, B2 and B8 (light or general industrial and storage) would be forthcoming. Further details can be provided on application.

## EPC

Units 1S/T - C:68, Unit 1L – E:119, Unit 1M - C:71, Unit 1N - C:71

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## Legal Costs

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

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## Viewing and further information

Viewing strictly by prior appointment with the joint agents:

**Aidan Baker**

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**John Routledge**

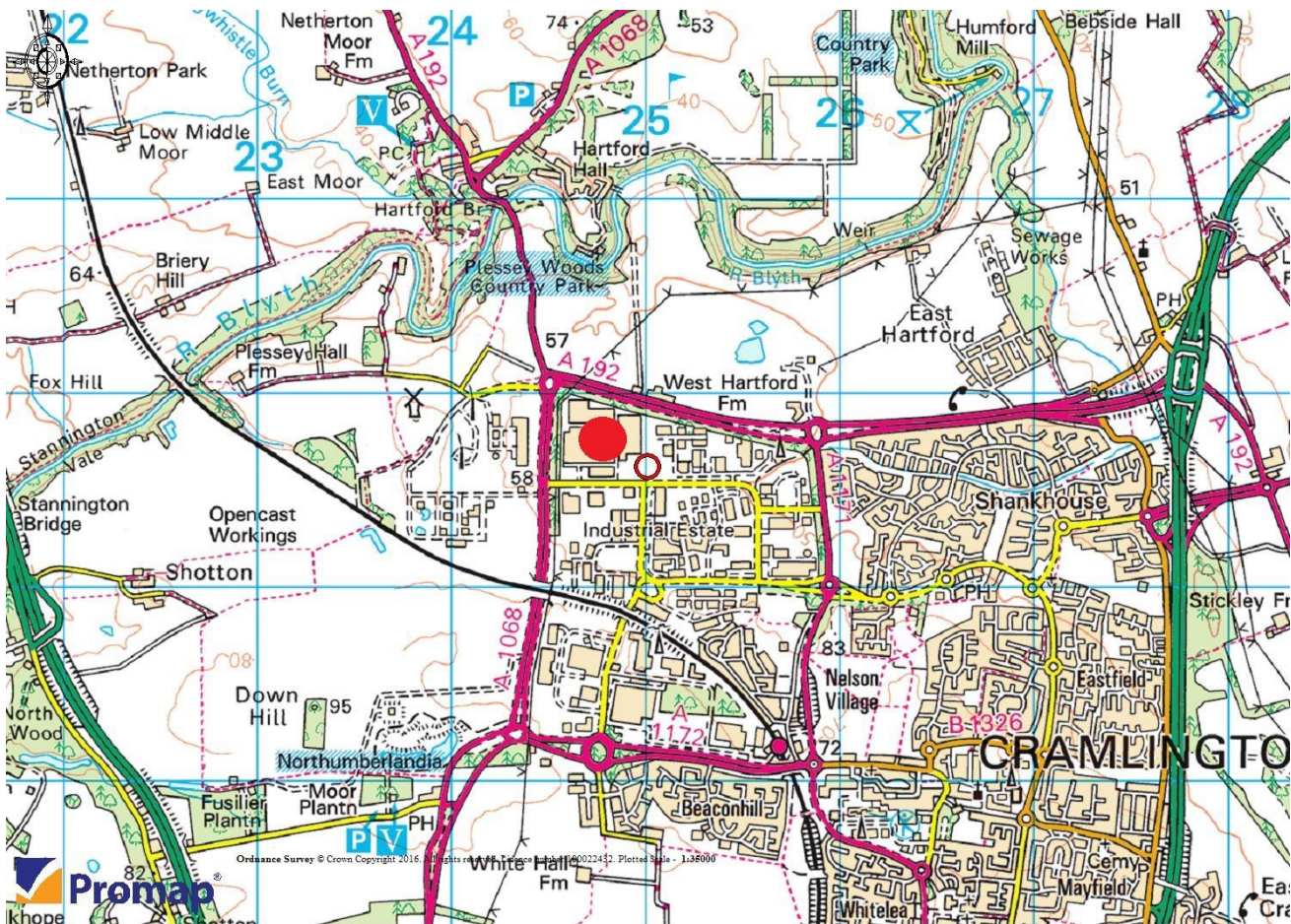
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Subject to Contract  
November 2020



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