



**To Let
Unit 3C
Admiral Business Park
Nelson Way
Cramlington
Northumberland
NE23 1WG**

**Modern Industrial Unit
7,664.5 sq m (82,500 sq ft)**



- Prominent unit within Admiral Business Park
- 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.

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

Unit 3C provides a large open double span warehouse with access and loading to the front of the unit. There is a large roller shutter door to the front elevation of one unit, and 3 roller shutters beneath a canopy to the adjoining unit.

There are block built administration offices to the front of the unit together with a kitchen and break out room and male and female toilets.

A service charge covers 24-hour security, on-site management, external building and site maintenance together with building insurance.



Accommodation

The accommodation provides the following gross internal area:-

Unit 3C 7,664.5 sq m (82,500 sq ft)

Services

The property will be connected to all main services.

Rating

According to the Valuation Office Agency website the property is listed as follows:-

Description	Valuation	Rates Payable 2021/2022
Unit 3C	£124,000	£63,488

Terms

The unit is 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.

EPC

To be confirmed.

Legal Costs

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 and further information

Strictly by prior appointment with joint agents:

BNP Paribas Real Estate

Aidan Baker

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Subject to Contract

20 August 2021

