

# To Let: Newly Refurbished Industrial Units

## Admiral Business Park, Nelson Way, NE23 1WG

600 - 13,000 sq. m (6,500 - 140,000 sq. ft.)



- Strategically located units in prominent Business Park
- Central location with A1 and A19 major road links
- Established industrial/trading location
- Excellent on-site amenities including food and beverage providers
- Designed to accommodate requirements of 6,000, 10,000, 20,000 and 40,000 sq. ft +

## 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 comprehensive package of services including 24- hour security, on-site management, external building and site maintenance together with building insurance.

Other occupiers on the estate include, Jewson, R+R Packaging, Impact Assist and Elliott Baxter Paper.

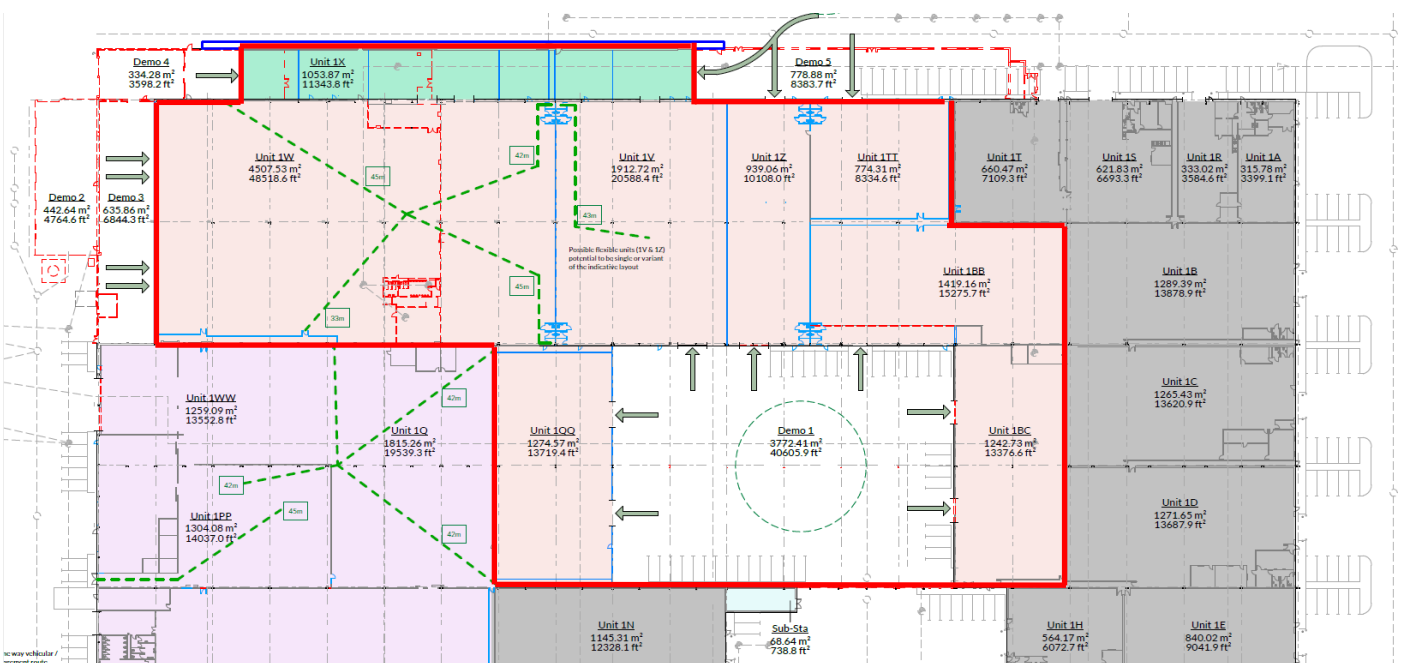
## Schedule of Accommodation

The units will provide the following gross internal areas;

Unit	Size (sq. ft)	Unit	Size (sq. ft)
Unit 1W	48,500	Unit 1BC	13,400
Unit 1V	20,500	Unit 1X	11,300
Unit 1BB	15,300	Unit 1Z	10,100
Unit 1QQ	13,700	Unit 1TT	8,300

## Masterplan

Units highlighted inside the red boundary represent the newly refurbished units ranging from 8,300—48,500 sq. ft. Units 1BC and 1QQ can be split to accommodate occupiers for circa 6,500 sq. ft.

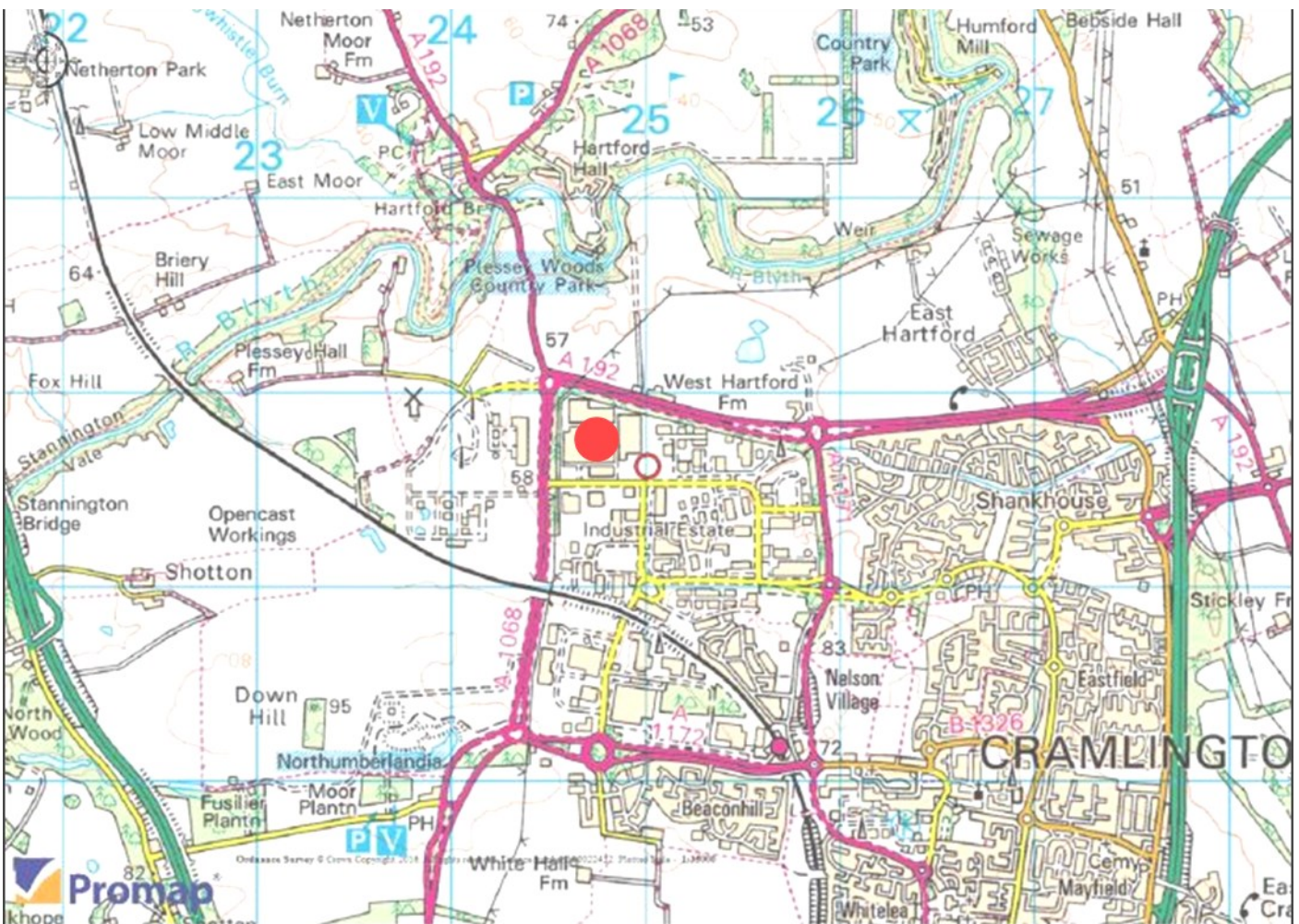


## Location

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.



## Terms

The units are available by way of a new lease for a term of years to be agreed at a rent from £4.50 per sq. ft.

## Services

The units within the development will be connected to all main services.

## Service Charge

£0.44 per sq. ft.

## EPC

The units will be reassessed upon completion.

## Rating

The units will be reassessed for Rating purposes upon completion.

## 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 by sole agents.

BNP Paribas Real Estate.



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Subject to Contract July 2023