



**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world

To Let: Modern Industrial Unit

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

Unit 2H : 915 sq. m. (9,850 sq. ft.)



Modern industrial unit situated in well established Admiral Business Park, Cramlington.

Annual Rent : £39,400 + VAT

AVAILABLE IMMEDIATELY

- Direct A1 and A19 road links
- Desirable industrial/trading location
- On-site amenities, security and management



DESCRIPTION

This modern unit is prominently situated in the eastern section of Admiral Business Park. Unit 2H provides a large open warehouse with access and loading to the front of the unit. There is a large roller shutter door to the front elevation of the unit.

There is a small office to the front of the unit together with kitchen and break out room and male and female toilets. The comprehensive service charge package includes; 24-hour security, on-site management, external building and site maintenance together with building insurance.

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

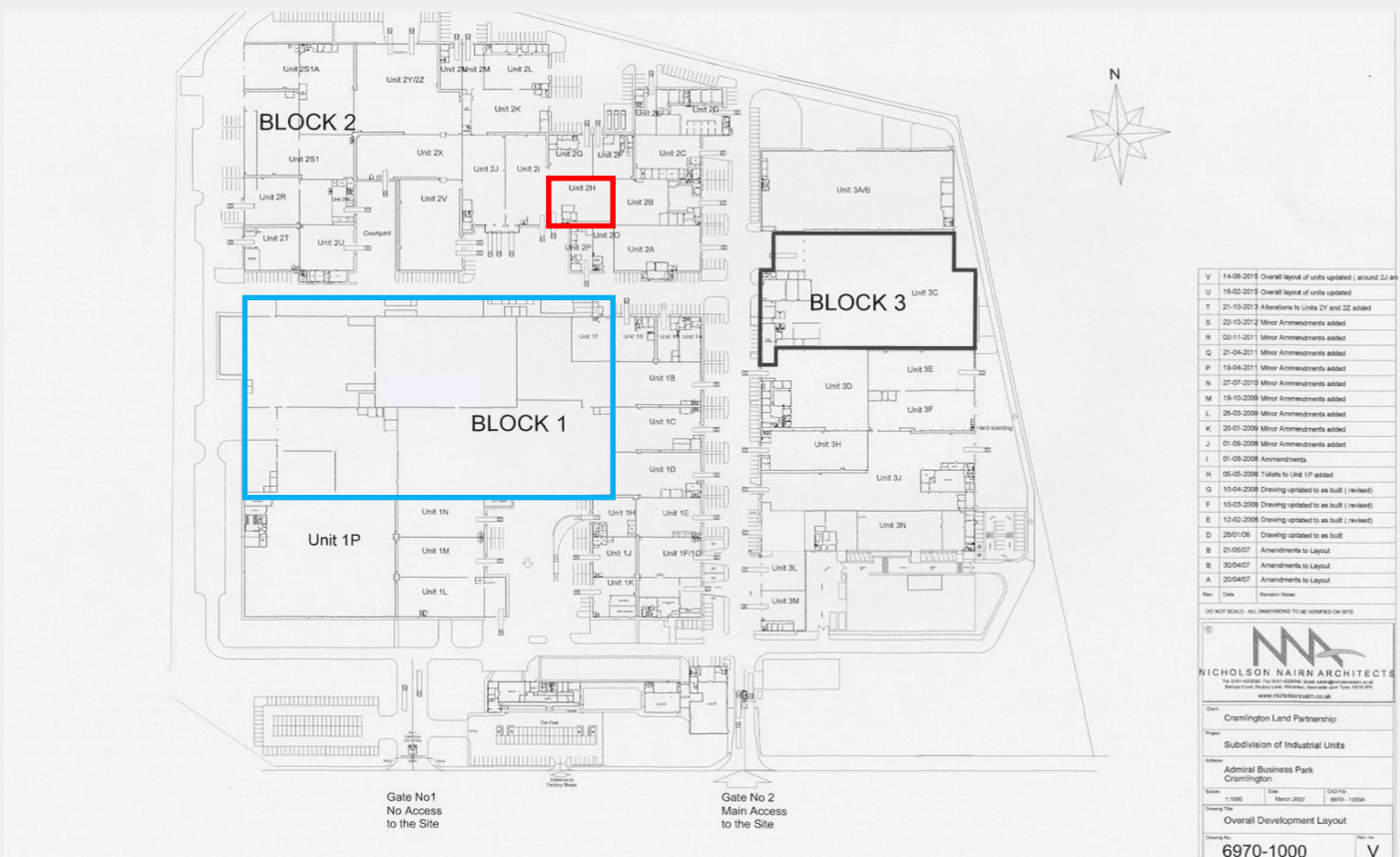
SCHEDULE OF ACCOMMODATION

The unit provides the following gross internal areas;

Unit	Size (sq. m)	Size (sq. ft)
UNIT 3C	915	9,850
Total	915	9,850

MASTERPLAN

Unit 2H highlighted with red boundary. Blue boundary representing (140,000 sq. ft.) of newly refurbished units ranging 8,300—48,500 sq. ft. coming Q2 2025.





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INTERNAL PHOTOGRAPHY





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.

ABP - Admiral Business Park



TERMS

The unit is available by way of a new lease for a term of years to be agreed at a rent from £4.00 per sq. ft.

SERVICE

The unit is connected to all main services.



SERVICE CHARGE

The service charge for the period 2024/25 is calculated at **£0.44 per sq. ft**

EPC

The unit has an Energy Performance Certificate (EPC) rating of **93 : D**

RATING

Valuation Office Agency: Current rateable value for subject property equivalent to **£23,250 (1st April 2023 to present)**

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 through prior appointment with sole agents BNP Paribas Real Estate.

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Subject to Contract December 2024

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