



TO LET - TRADE COUNTER / WORKSHOP UNIT

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

Unit 5F : 667 sq. m. (7,177 sq. ft.)



Trade counter unit situated in well established Admiral Business Park, Cramlington.

Price on application

AVAILABLE IMMEDIATELY

-Direct A1 and A19 road links

-Established industrial/trading location

-On-site amenities, security and management

DESCRIPTION

Unit 5F provides a large open-plan trade counter/workshop unit measuring 667 sq. m. (7,177 sq. ft.) The unit benefits from a solid concrete floor, high ceilings and loading to the rear of the unit.

Additionally, the unit features male and female toilets at rear of the property with additional space for storage and staff wellness facilities. The unit is well suited for merchants, wholesalers, or trade suppliers.



ACCOMMODATION

The unit provides the following gross internal areas;

| Unit | Size (sq. m) | Size (sq. ft) |
|--------------|--------------|----------------|
| 5F | 667 | (7,177) |
| Total | 667 | (7,177) |

SPECIFICATION

- High visibility exterior signage
- Existing workshop/trade counter layout
- Loading roller shutter door
- W/C facilities
- Canteen facilities
- Dedicated car parking + visitor spaces available



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INTERNAL PHOTOGRAPHY

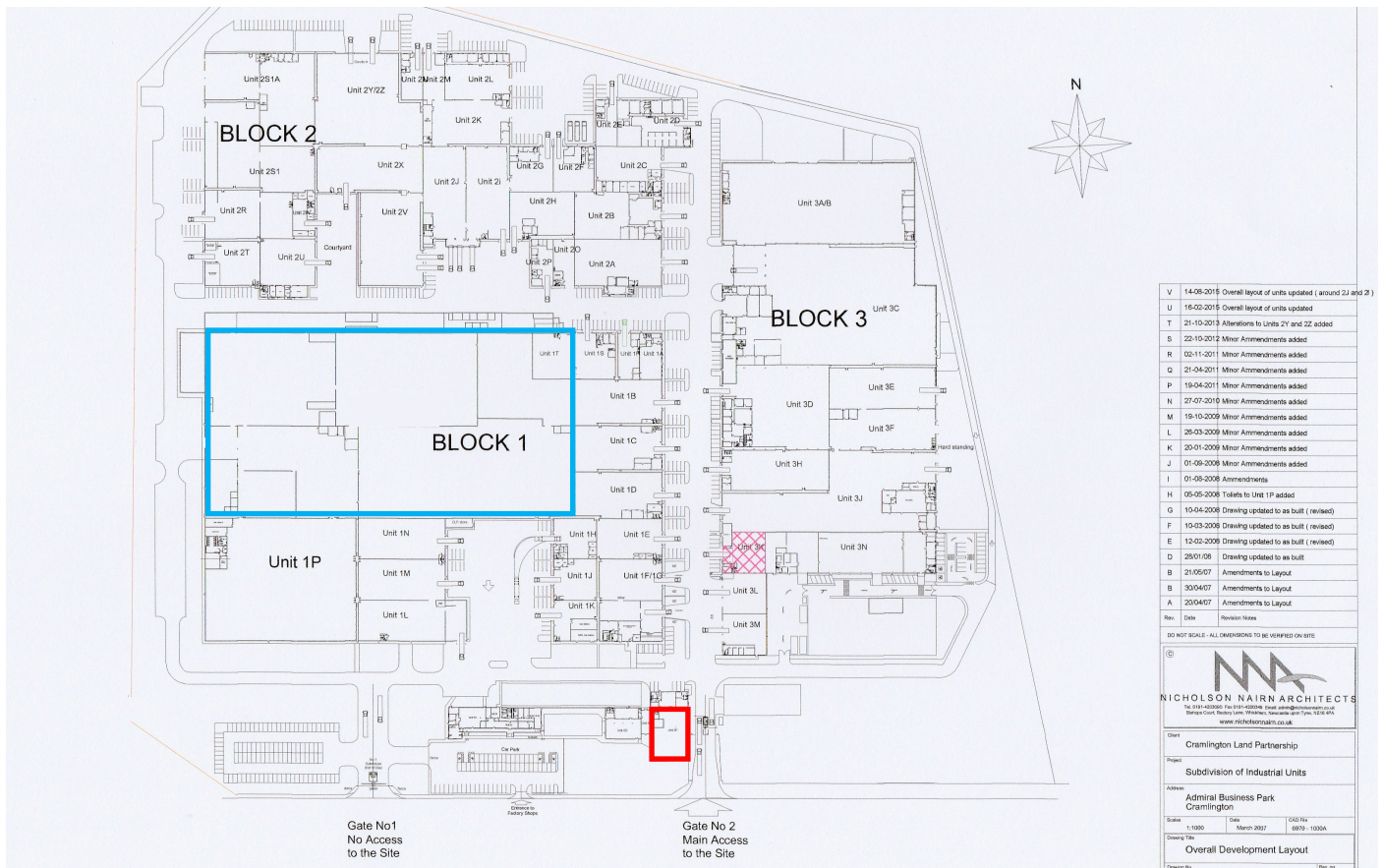




MASTERPLAN

Unit 5F strategic position highlighted with red boundary.

Blue boundary showing (140,000 sq. ft.) of newly refurbished units ranging 8,300—48,500 sq. ft. coming Q3 2025.



ADDITIONAL 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

Price on application.

SERVICE

The unit is connected to all main services.



SERVICE CHARGE

The service charge for the period 2025/26 is calculated at **£0.45 per sq. ft**

EPC

The Energy Performance Certificate (EPC) is D.

BUSINESS RATES

According to the Valuation Office Agency website the property is listed with a Rateable Value from 1st April 2023 of £19,250. Estimated Business Rates payable approximately £10,500.

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 May 2025

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