



To Let

Unit 41A Colbourne Crescent
Nelson Park West
Cramlington
NE23 1WB

Modern Warehouse on Established Estate
596.9 m² (6,425 sq ft)

- Available Immediately
- Within 3 miles of the A1/A19 junction
- High quality office accommodation
- Staff amenities
- Dedicated parking including 2 EV chargers

Passing Rent: £45,000 per annum

Your partners in property



Location

Cramlington is located 8 miles to the north of Newcastle upon Tyne city centre. Access to the region's main arterial routes is exceptional with the junction of the A1 / A19 lying 2 miles to the south.

Newcastle International Airport is located 9 miles (20-minute drive time) to the west offering flights to over 80 destinations across Europe and Scandinavia as well as major hub airports including London Heathrow, Amsterdam and Dubai.



Situated less than 2 miles from A1 / A19



Well served by public transport



9 miles to Newcastle International Airport

Situation

Colbourne Crescent sits at the heart of Nelson Park West and benefits from a range of highly established local occupiers including Browns 2000, CMP Products, Avery Dennison and Amcor.

The wider estate is also serviced by a range of range of amenities including leisure/gym facilities, food outlets and retail.

Specification

Unit 41A comprises of a semi-detached brick-built property benefitting from the following specification:

- Steel portal frame construction
- Insulated steel sheet elevations and roof
- Concrete floor throughout
- WC facilities
- Modern two-storey office accommodation
- 4.9 m clear internal height
- Sectional Loading Door (w: 3.6m x h: 4.7m)
- Dedicated parking and EV charging

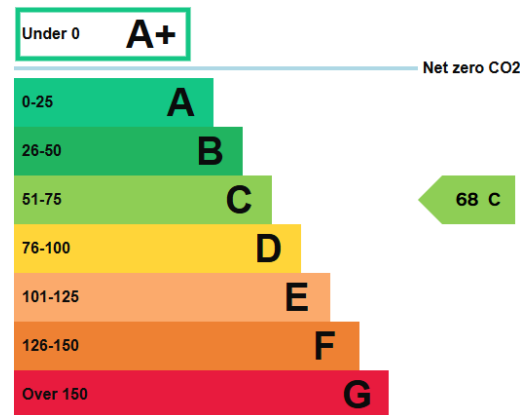
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA). Floor areas are presented below.

Area	M ²	Sq Ft
Warehouse	431.3	4,642
Offices & staff amenities	165.7	1,783
Total	596.9	6,425

Energy Performance

Unit 41A has an Energy Performance Asset Rating of C68.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £33,500 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.



Terms

The unit is available by way of assignment of the existing lease which expires 16th May 2029 and is at a passing rent of £45,000 per annum.

Alternatively, the landlord may consider a new lease on terms to be agreed.

Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit www.legislation.gov.uk.

VAT

VAT will be payable on the property at the prevailing rate.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.



Unit 41A Colbourne Crescent, Nelson Park West, Cramlington, NE23 1WB



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated June 2026. Photos dated June 2026.

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