

Newly Refurbished Industrial Units

Admiral Business Park
Cramlington
Nelson Way
NE23 1WG



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

- **On Site - Available Q2 2026**
- Direct A1 and A19 road links
- Desirable industrial/trading location
- On-site amenities, security and management

Units can be tailored to accommodate requirements of 6,000, 10,000, 20,000 and 40,000 sq. ft +

Get more information

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Avison Young

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Description

Fully refurbished, high-specification industrial units offer flexible space suitable for a variety of logistics and manufacturing operations. Each unit benefits from its own dedicated loading doors and parking, located to the front and/or rear for efficient access.

The accommodation can be taken individually or combined to create larger floorplates, with the option to subdivide for smaller occupier requirements. Finished to a modern standard throughout, including upgraded office and welfare facilities, the units will be ready for occupation in late 2025 and are well positioned to serve local and regional distribution networks.

Schedule of Accommodation

The units will provide the following Gross Internal Areas (GIA)

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

Location

Admiral Business Park is strategically located approximately one mile north-west of Cramlington town centre, offering excellent accessibility for businesses requiring efficient transport links. The estate benefits from a modern infrastructure network and well-established road connections. Both the A1(M) and A19 are within close proximity—just one mile away—providing swift access to the wider regional and national motorway network.

This connectivity makes Admiral Business Park ideally positioned for occupiers involved in logistics, distribution, and manufacturing, with direct routes to key hubs including Newcastle, Sunderland, Teesside, and beyond.

On-Site Amenities

Staff wellness:

- Cross-fit gym
- Café
- Proposed convenience store

Security and additional parking:

- 24hr security
- Secure gated entry
- 200+ additional overflow parking spaces at gateway to the site

Specification

Each unit is fitted to the following specification:-

- Automatic roller shutter to the front of each unit
- Minimum eaves height - 5.2m
- Maximum eaves height - 8.2m
- New roof/cladding
- New LED lighting

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Site Map

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



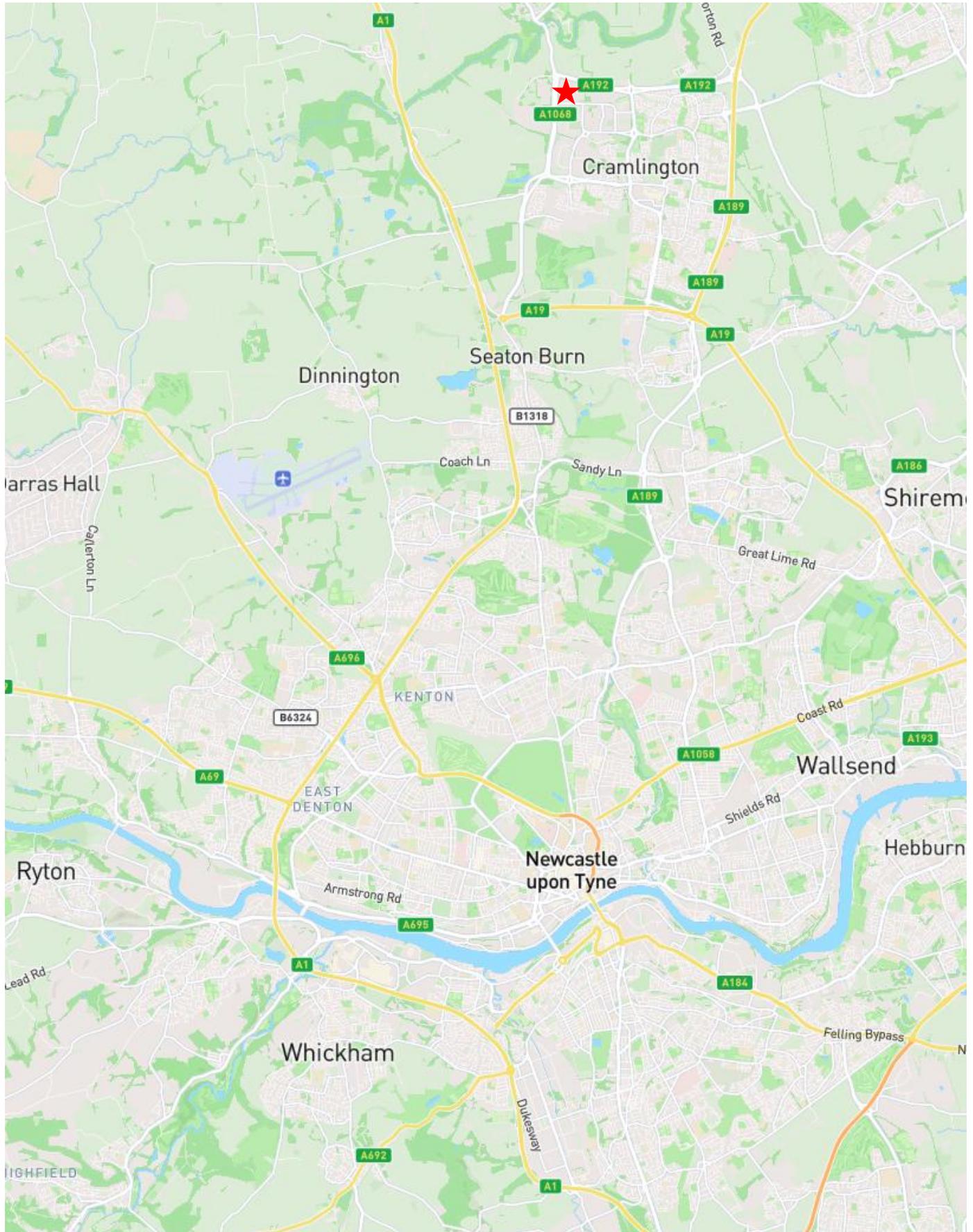
Internal Visual

Example configuration of Units 1BB and 1BC combined for a total of 28,700 sq. ft.



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