

Newly Refurbished Industrial Units

Admiral Business Park
Cramlington
Nelson Way
NE23 1WG



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

- **On Site - Available Q4 2025**
- 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

<https://www.avisonyoung.co.uk>

Avison Young

Fourth Floor
Central Square
Orchard Street
Newcastle Upon Tyne
NE1 3PJ

Newly Refurbished Industrial Units

Admiral Business Park, Cramlington
Nelson Way, NE23 1WG

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:-

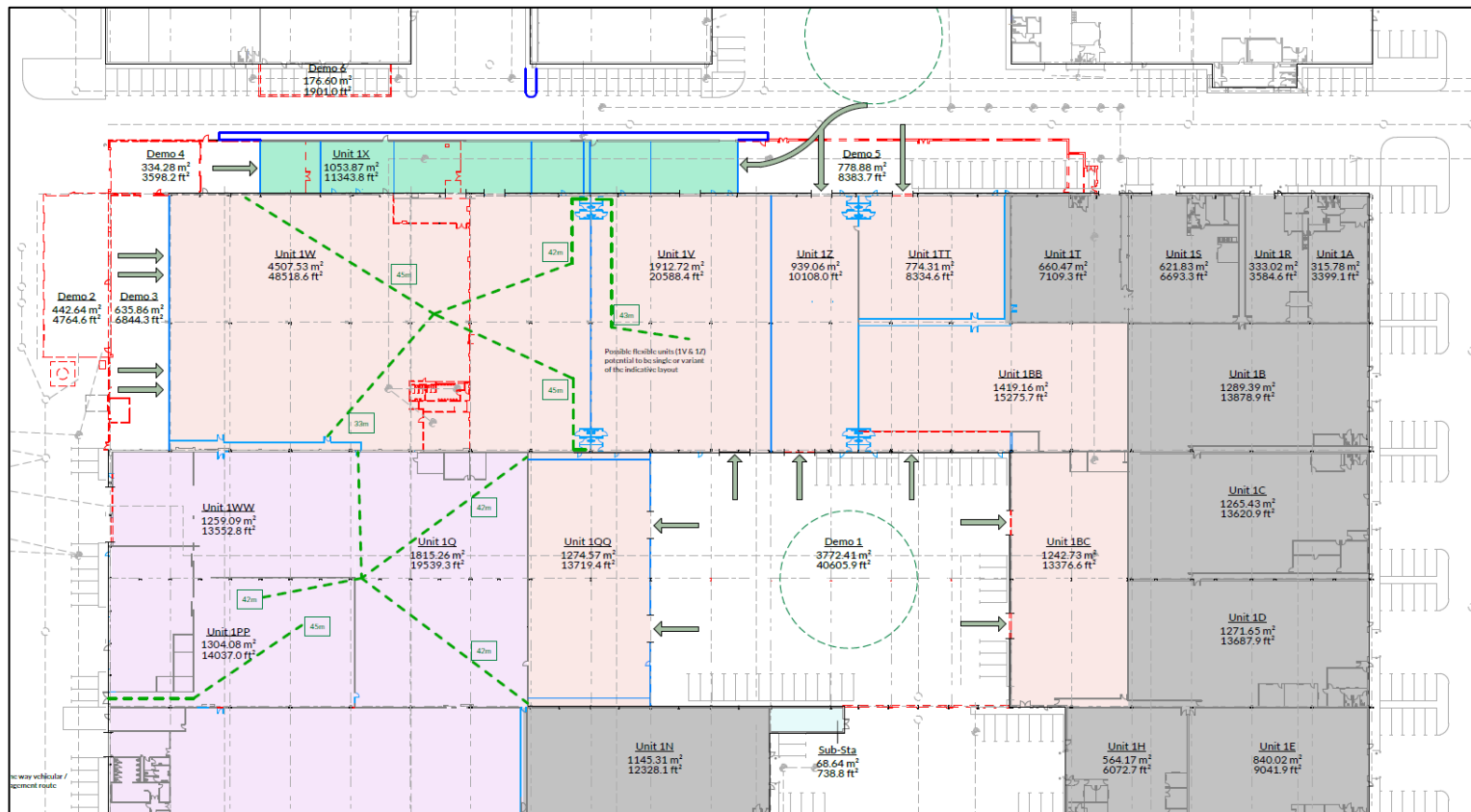
- Automatic roller shutter to the front of each unit
- Minimum eaves height - 5.2m
- Maximum eaves height - 8.2m
- New roof/cladding
- New LED lighting

Newly Refurbished Industrial Units

Admiral Business Park, Cramlington
Nelson Way, NE23 1WG

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.



Terms

The units are available by way of a new lease for a term of years to be agreed at a rent from £5.00 per sq. ft.

EPC

The units will be reassessed upon completion of refurbishment.

Services

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

Rates

The units will be reassessed for rating purposes upon completion.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

This property is not elected for VAT, therefore it is not payable on rent.

Viewing

Strictly by prior appointment by joint agents Avison Young and BNP Paribas Real Estate.

Newly Refurbished Industrial Units

Admiral Business Park, Cramlington
Nelson Way, NE23 1WG

Site Map

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



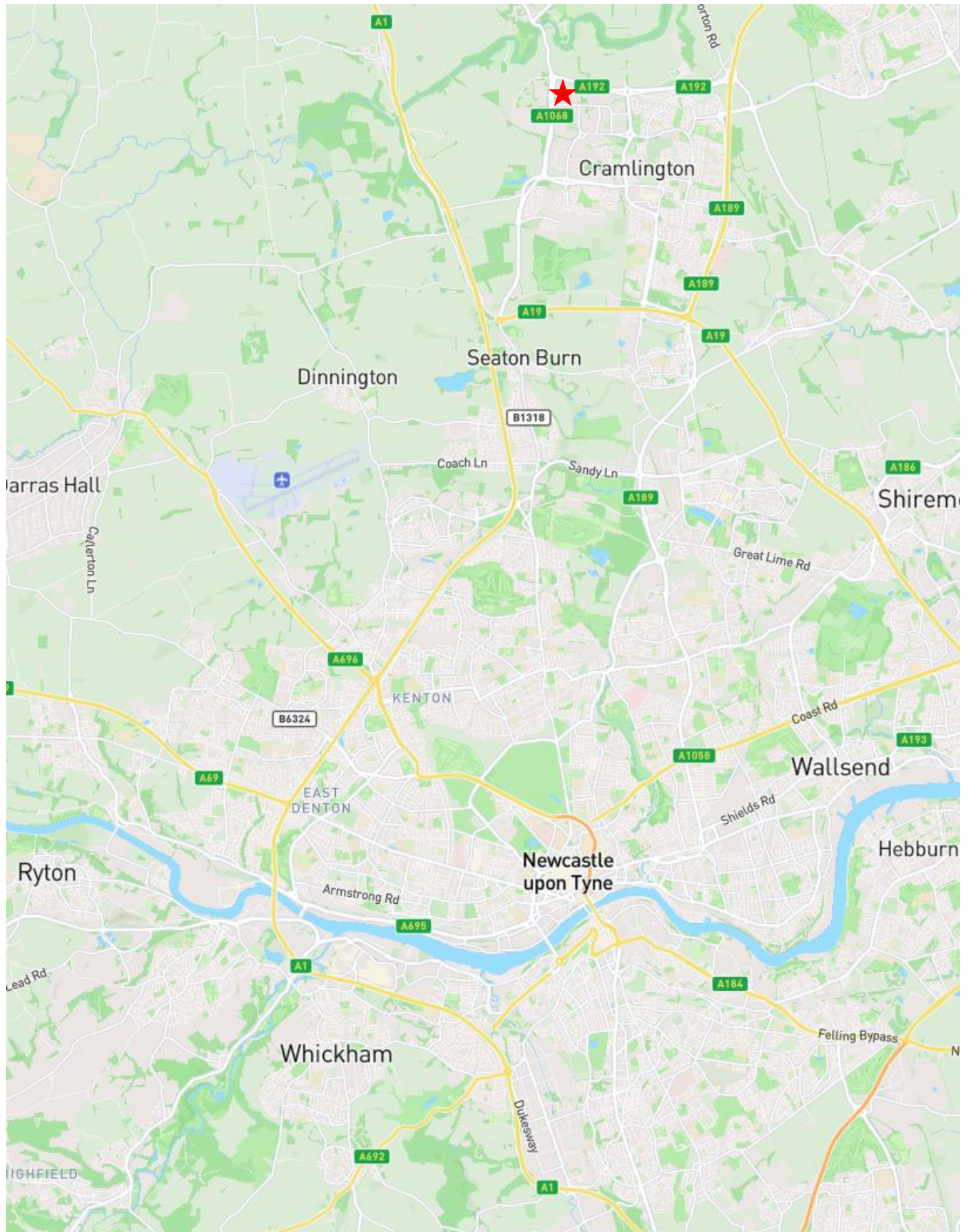
Internal Visual

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



Newly Refurbished Industrial Units

Admiral Business Park, Cramlington
Nelson Way, NE23 1WG



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Get more information

Danny Cramman

Director

+44 (0)191 269 0068

+44 (0)7796 993750

Danny.cramman@avisonyoung.com

Adam Lawson

Senior Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

Adam.lawson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



avisonyoung.com