



WATLING
REAL ESTATE

FOR SALE / TO LET

8 SILVERTON COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, NE23 7RY

On behalf of James Lumb and William Wright, appointed as Joint Administrators

HIGHLIGHTS

An aerial photograph of a modern office building with a distinctive teal-colored roof. The building is situated in a well-maintained business park with several parking lots containing various cars. The surrounding area includes green lawns, trees, and a paved road. A semi-transparent dark blue overlay covers the left side of the image, containing the text highlights.

- ▶ Modern purpose-built office building measuring (NIA) 10,106 sq ft
- ▶ Located in the established Northumberland Business Park. The property lies in a prominent position at the front of the business park
- ▶ Provides high-quality open plan accommodation
- ▶ High energy efficiency with an Energy Performance Certificate B (26) rating valid until 11 January 2036
- ▶ Available with Vacant Possession
- ▶ 37 on site allocated car parking spaces
- ▶ Freehold opportunity. Offers to acquire space on a leasehold basis will also be considered

LOCATION

The property is situated on Northumberland Business Park, an established “out of town” commercial area in Cramlington, Northumberland. The property lies in a prominent position at the front of the business park.

Northumberland Business Park is arranged into two cul-de-sacs, Berrymoor Court to the east and Silverton Court to the west. The property is positioned in the central area of Silverton Court.

There are excellent road connections in the area, with the business park located just off the A19 junction at the Moor Farm roundabout, approximately 2 miles to the east of the A1.

The property is located approximately 6 miles north of Newcastle upon Tyne. There are bus services operating throughout Cramlington, providing access into Newcastle and surrounding areas. The nearest bus stops to the property are located on Broad Law (150m west) and adjacent to Moor Farm roundabout (350m east).

Amenities within 10 minutes’ drive of the property include ASDA, Marks & Spencer Simply Food and Sainsbury’s.

Occupiers on the business park include Techflow Marine, Quanta EPC, AWS Accounting and Pure Fishing (UK) Limited.








Cramlington

A189

Moor Farm Roundabout

A19

The Property

 Car	A19 1 min	A1 5 mins	Newcastle 20 mins	Sunderland 30 mins
 Train	Morpeth 9 mins	Newcastle 14 mins	Durham 39 mins	Sunderland 45 mins
 Bus	Annitsford 2 mins	Cramlington 14 mins	Newcastle 31 mins	Blyth 36 mins

DESCRIPTION

The property comprises a purpose built three storey steel frame office building that was constructed around the year 2007. The building has been extensively refurbished to a high specification and is suitable for immediate occupation.

The building is configured to provide largely open plan accommodation. There is a reception area located at the front of the building. To the right of the reception area is ground floor access to toilet and shower room facilities. The reception area leads to the ground floor accommodation that is primarily utilised as an open plan break out and staff kitchen area. There are also two cellular offices to the western elevation. The specification of the ground floor office includes plastered painted walls, suspended tracking for bulb lighting, and timber effect vinyl flooring.

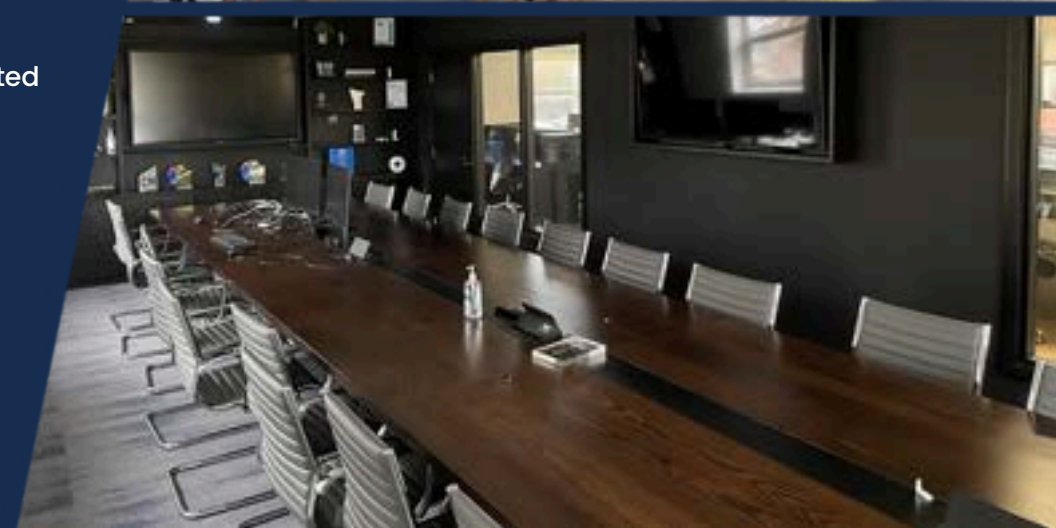
The first and second floors comprise open plan office space with partitioned cellular offices / meeting rooms to the eastern and western elevations. The floors each benefit from a kitchenette area and toilet facilities. The specification of the first and second floors includes plastered painted walls, suspended ceilings with integrated LED lighting, and timber effect vinyl flooring. The cellular offices / meeting rooms feature carpet tiled floors and suspended LED strip lighting.

The upper floors of the property are accessible via stairwell and an 8 person passenger lift.

The property is heated via a mix of air conditioning cassettes and wall mounted electric panel radiators. The property benefits from alternative heating generation by way of air source heat pumps that are positioned in a fenced plant area at the rear of the property.

There are 12 electric vehicle charging points located around the perimeter of the building.

There is a car parking area to the rear and eastern elevation of the property, providing 37 allocated car parking spaces.



ACCOMMODATION

DESCRIPTION	SQ.M.	SQ.FT.
Ground Floor	303.07	3,262
First Floor	301.97	3,250
Second Floor	333.93	3,594
Total	938.97	10,106

There are 37 allocated car parking spaces held under a separate agreement with the freehold management company.

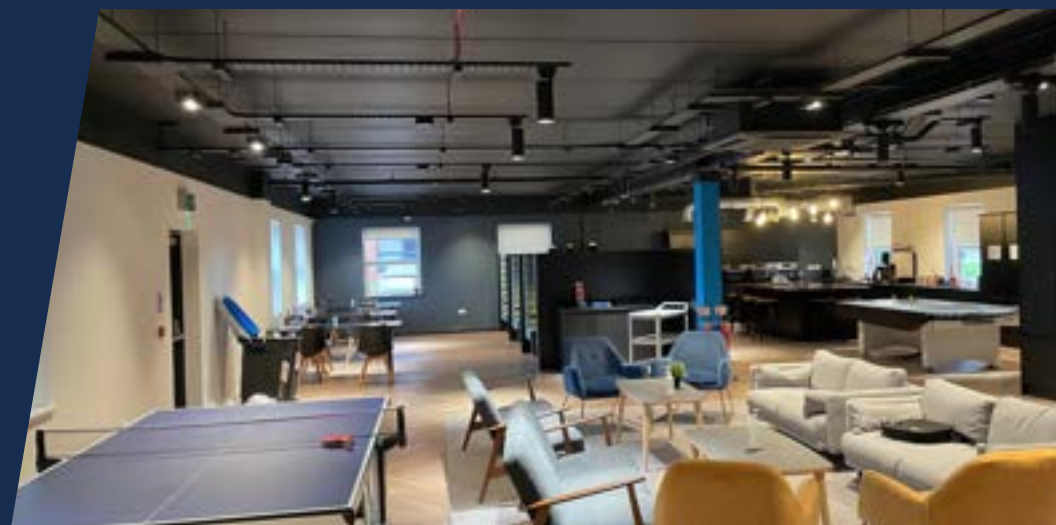
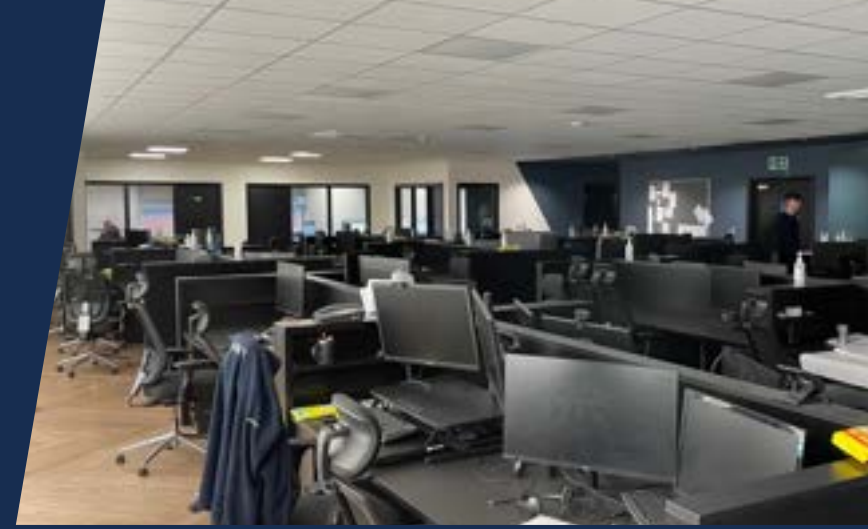
TENURE

The property is held freehold under the title number ND201500.

The 37 car parking spaces fall outside of the freehold title and are held on a separate agreement with the freehold management company. There is a nominal rent payable under the agreement.

OCCUPATION

The Administrators have entered into a short-term licence to occupy with a third party for it to temporarily use the property. Further information is available on request.



FURTHER INFORMATION

PLANNING

The property is located in an area that falls within the authority of Northumberland County Council.

BUSINESS RATES

Rateable Value: £90,000

Rates Payable (2025 / 2026): £49,950

Interested parties are to rely on their own enquiries with the Local Authority.

EPC

The property benefits from a high EPC rating of B (26) that is valid until 11 January 2036.

VAT

The Administrators reserve the right to charge VAT on the sale if applicable.

VIEWINGS

Strictly by prior appointment with Watling Real Estate, acting as sole agents.

OFFERS

We are inviting offers to acquire the freehold interest in the property.

We will also consider all offers on a leasehold basis to occupy the space (NIA) 10,106 sq ft.

DATA ROOM

Access to our online Data Room containing further information is available on request.

SALE ON BEHALF OF JOINT ADMINISTRATORS

The property is offered for sale on behalf of Joint Administrators.

The Administrators offer no title or collateral warranties associated with this property or transaction. The Administrators act without personal liability.

ANTI-MONEY LAUNDERING

Any successful purchaser will be required to provide information to comply with all current anti-money laundering legislation prior to agreement of Heads of Terms.

CONTACTS

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WATLING
REAL ESTATE

Subject to Contract
Property Reference: 223131

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