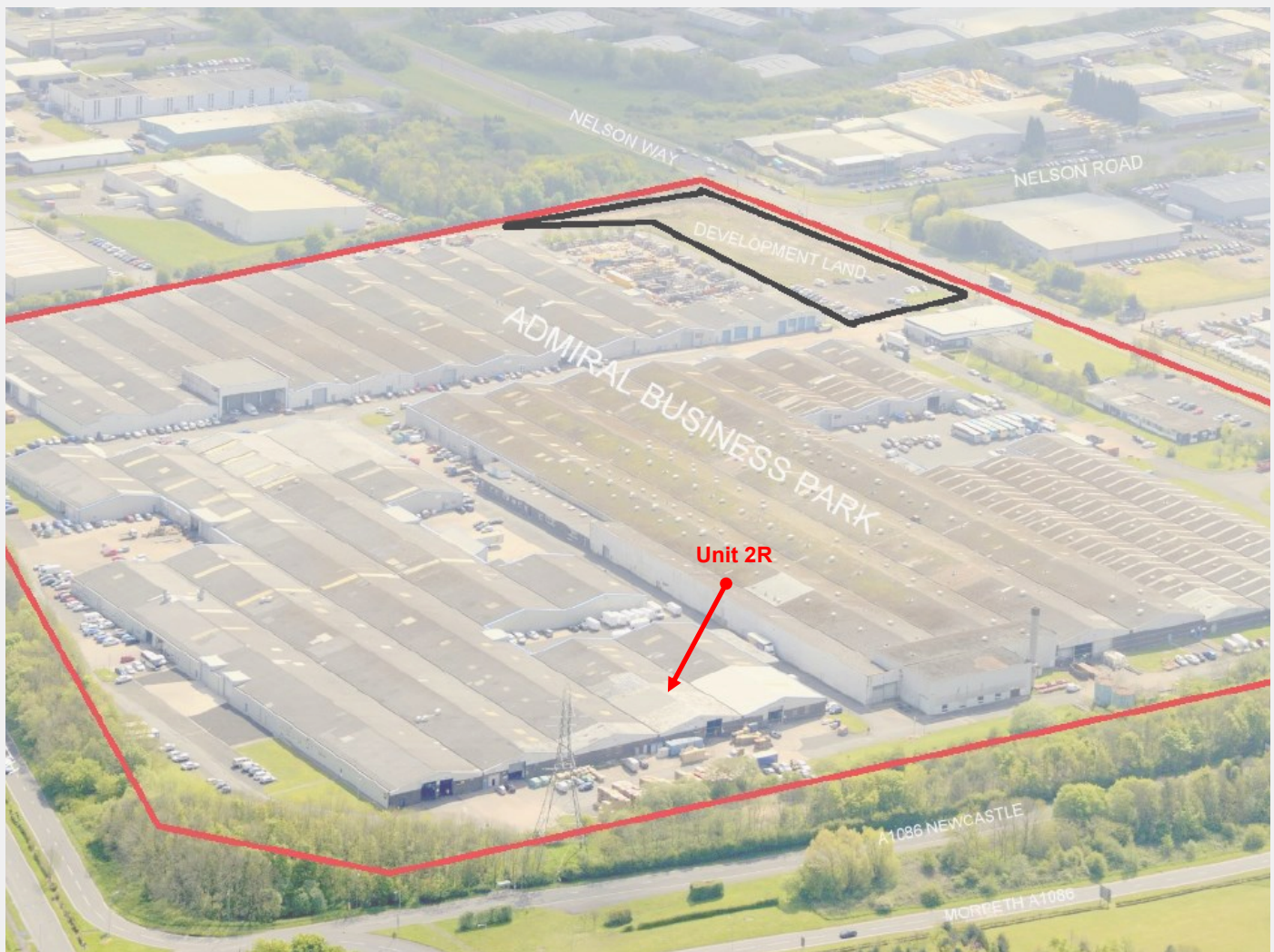




To Let: Newly refurbished industrial unit

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

Unit 2R : 1,254 sq. m. (13,500 sq. ft.)



Refurbished industrial unit situated in well established Admiral Business Park, Cramlington.

Annual Rent : £74,250 + VAT

AVAILABLE IMMEDIATELY

- Direct A1 and A19 road links
- Established industrial/trading location
- On-site amenities, security and management



DESCRIPTION

This refurbished unit is prominently situated in the eastern section of Admiral Business Park. Unit 2R provides a large open warehouse with access and loading to the front of the unit. There is a large roller shutter door to the front elevation of the unit.

There is a small office to the front of the unit together with kitchen and break out room and male and female toilets. The comprehensive service charge package includes; 24-hour security, on-site management, external building and site maintenance together with building insurance.

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

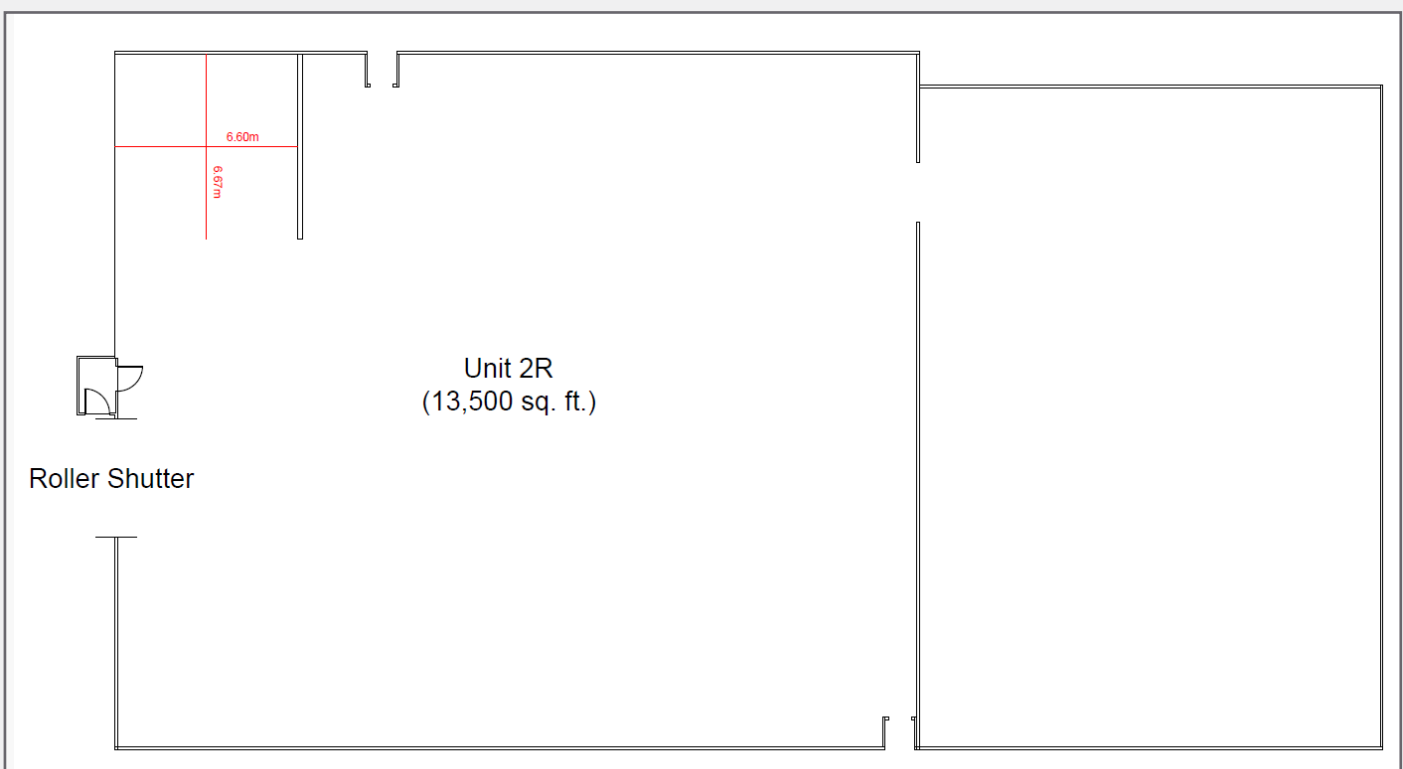
ACCOMMODATION

The unit provides the following gross internal areas;

Unit	Size (sq. m)	Size (sq. ft)
UNIT 2R	1,254	13,500
Total	1,254	13,500

REFURB WORKS AND SPECIFICATION

- Newly installed cladding
- Improved sustainability credentials
- Fresh internal paintwork
- Roller shutter door measuring 4.2m (w) 5m (h)
- Newly replaced roof

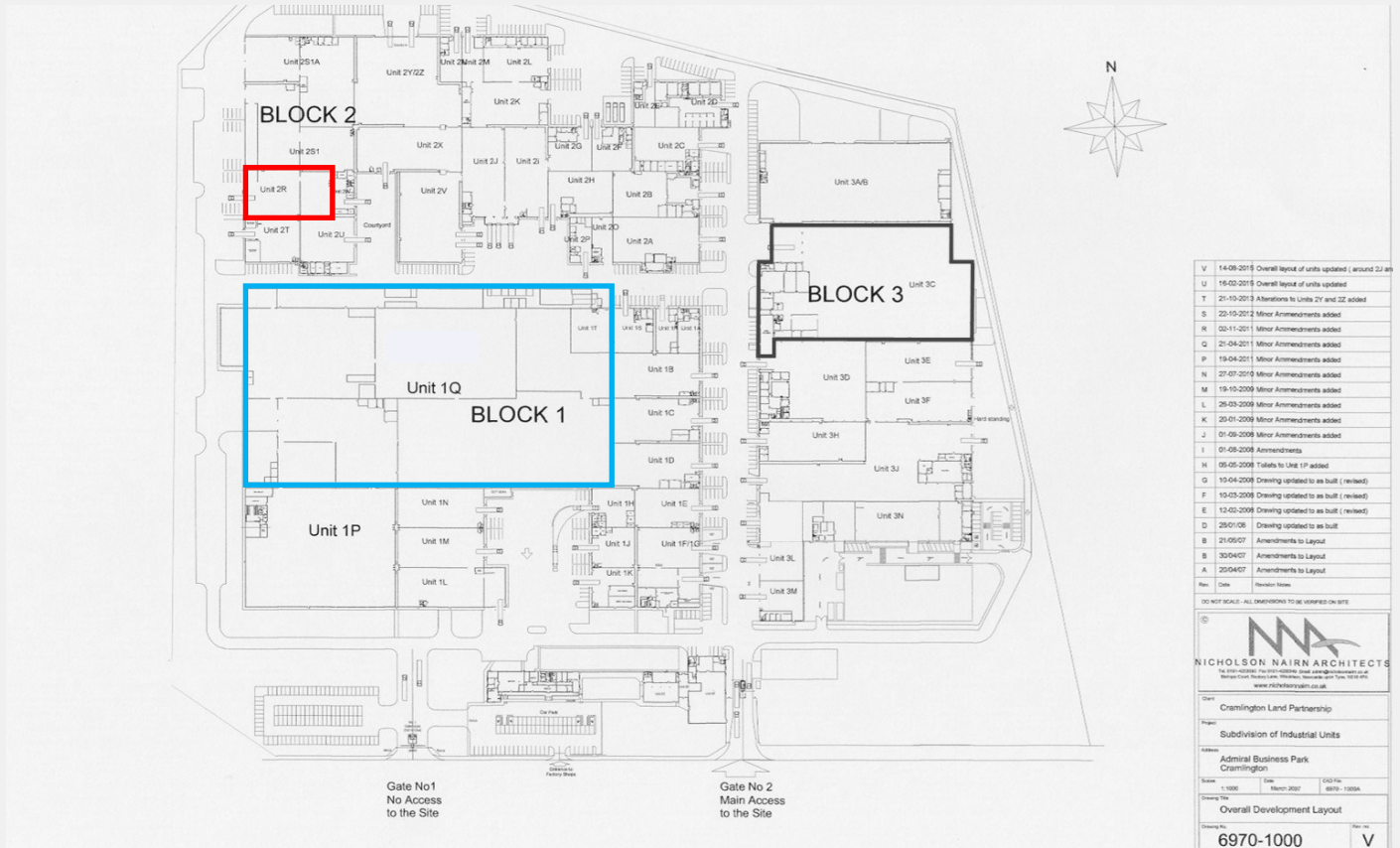




MASTERPLAN

Unit 2R 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 Q2 2025.



EXISTING PHOTOGRAPHY

Unit prior to refurbishment.





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

The unit is available by way of a new lease for a term of years to be agreed at a rent from £5.50 per sq. ft. (£74,250 + VAT per annum)

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) to be reassessed following refurbishment.

RATING

Valuation Office Agency: Current rateable value for subject property equivalent to £34,500 (1st April 2023 to present) Estimated Rates Payable: **£17,215 per annum**

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.

Aidan Baker

0191 227 5737

07712 868537

aidan.baker@realestate.bnpparibas

Aleksander Roszczyniala

0191 227 5706

07570 052292

aleksander.roszczyniala@realestate.bnpparibas

Jessica Venters

0191 917 3672

07917 249 101

jessica.venters@realestate.bnpparibas

Subject to Contract March 2025

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.