

DEVELOPMENT LAND

Northumberland Business Park West,
Cramlington, Northumberland, NE23 7RH



Land Available For Sale or To Let

Plot 1: 0.6ha (1.53 acres), Plot 2: 1.07ha (2.64 acres)

- Well located and established business park next with access to A19
- Occupiers include Pulman Škoda, Fergusons Transport, Sterling Pharma Solutions, Moorview Veterinary Hospital, Fergy Self Store and Removals and Northern Gym
- Suitable for a range of industrial/warehouse, office and roadside uses
- Build to suit packages available subject to terms
- Terms on application

Situation

The Northumberland Business Park lies approximately 1 mile south of Cramlington Town Centre immediately adjacent to the A19 trunk road.

The site is extremely well located being approximately 8 miles north of Newcastle upon Tyne city centre and within 2 miles of the A1 and 5 miles from the Tyne Tunnel entrance.

Please see attached site and location plans for further information.

Description

This prominent estate includes a range of modern factory/warehouse buildings together with established occupiers adjacent including Pulman Škoda, Moorview Veterinary Hospital and Fergy Self Store and Removals.

The roadside plot overlooking the A19 comprises 0.62ha (1.53 acres) and has been allocated Primary Employment Use through the Northumberland County Council Local Plan 2016-2036.

With excellent access to and from the A19 it is ideally situated to accommodate roadside uses and those seeking prominence.

Development Sites

The sites provide the following areas:

Description	ha	Acres
Roadside Site	0.6	1.53
Development Site	1.07	2.64

The sites can accommodate a variety of sizes and uses subject to planning.

Terms

Our client will consider a range of delivery options including build to suit. Terms on application.

Viewing

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

VAT

All prices and rents are quoted exclusive of VAT and will be subject to VAT the prevailing rate.

For further details please contact:



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Subject to Contract

Particulars: July 2025

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