

# northumberland business park

BROAD LAW ■ CRAMLINGTON ■ NORTHUMBERLAND ■ NE23 7RY

CANMOOR

Indicative CGI



## Design and Build Opportunities

31,500 sq ft - 202,500 sq ft **TO PRE-LET / PRE-SELL**

- Up to 15m haunch height
- Up to 50kN/m2 floor loading
- Up to 15% office content
- EV charging
- VRF air source heat pump
- BCO Cat A Offices

# NORTHUMBERLAND

# northumberland business park

BROAD LAW ■ CRAMLINGTON ■ NORTHUMBERLAND ■ NE23 7RY



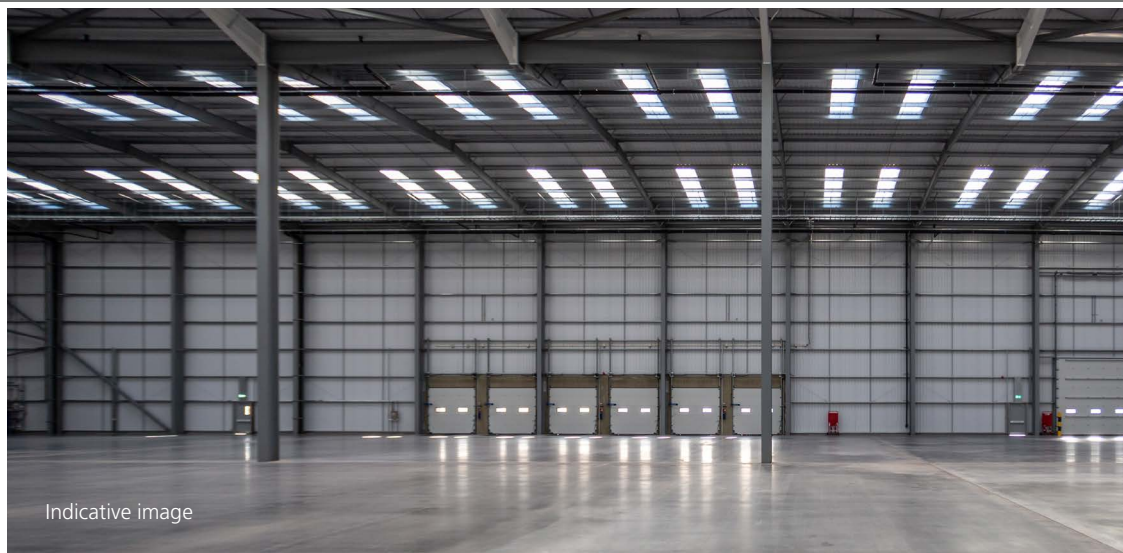
## OTHER NEARBY OCCUPIERS



# NORTHUMBERLAND



Computer generated image

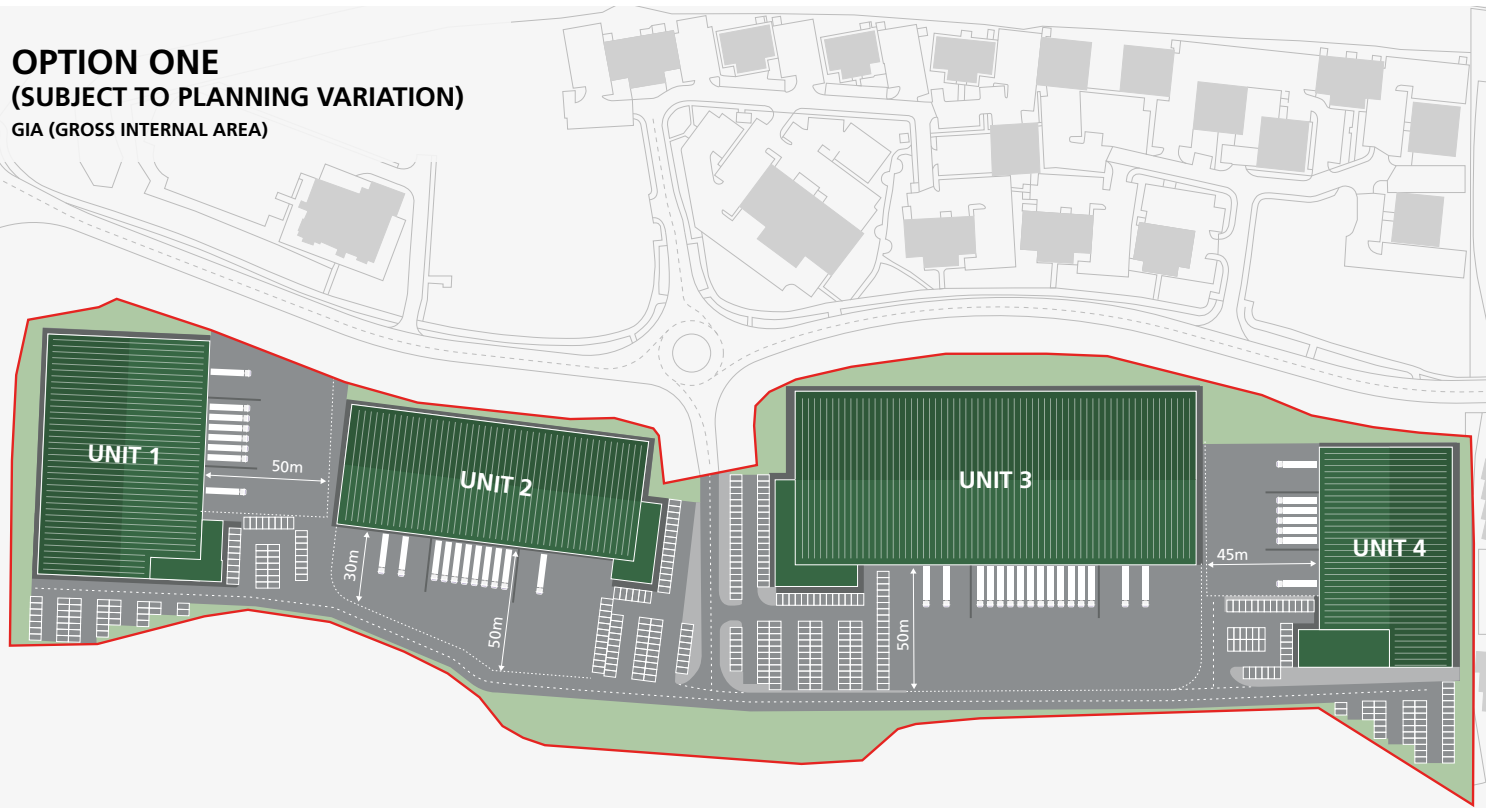


Indicative image



Indicative image

**OPTION ONE  
(SUBJECT TO PLANNING VARIATION)**  
GIA (GROSS INTERNAL AREA)



15M  
HAUNCH  
HEIGHT



ELECTRIC  
VEHICLE CHARGING  
POINTS



LED OFFICE  
LIGHTING



UP TO 372  
CAR PARKING  
SPACES



UP TO  
10% OFFICE  
CONTENT



UP TO  
50 KN/M2  
FLOOR LOADING



BCO  
CAT A  
OFFICES



VRF AIR  
SOURCE HEAT  
PUMP



DOUBLE HEIGHT  
ENTRANCE  
RECEPTIONS

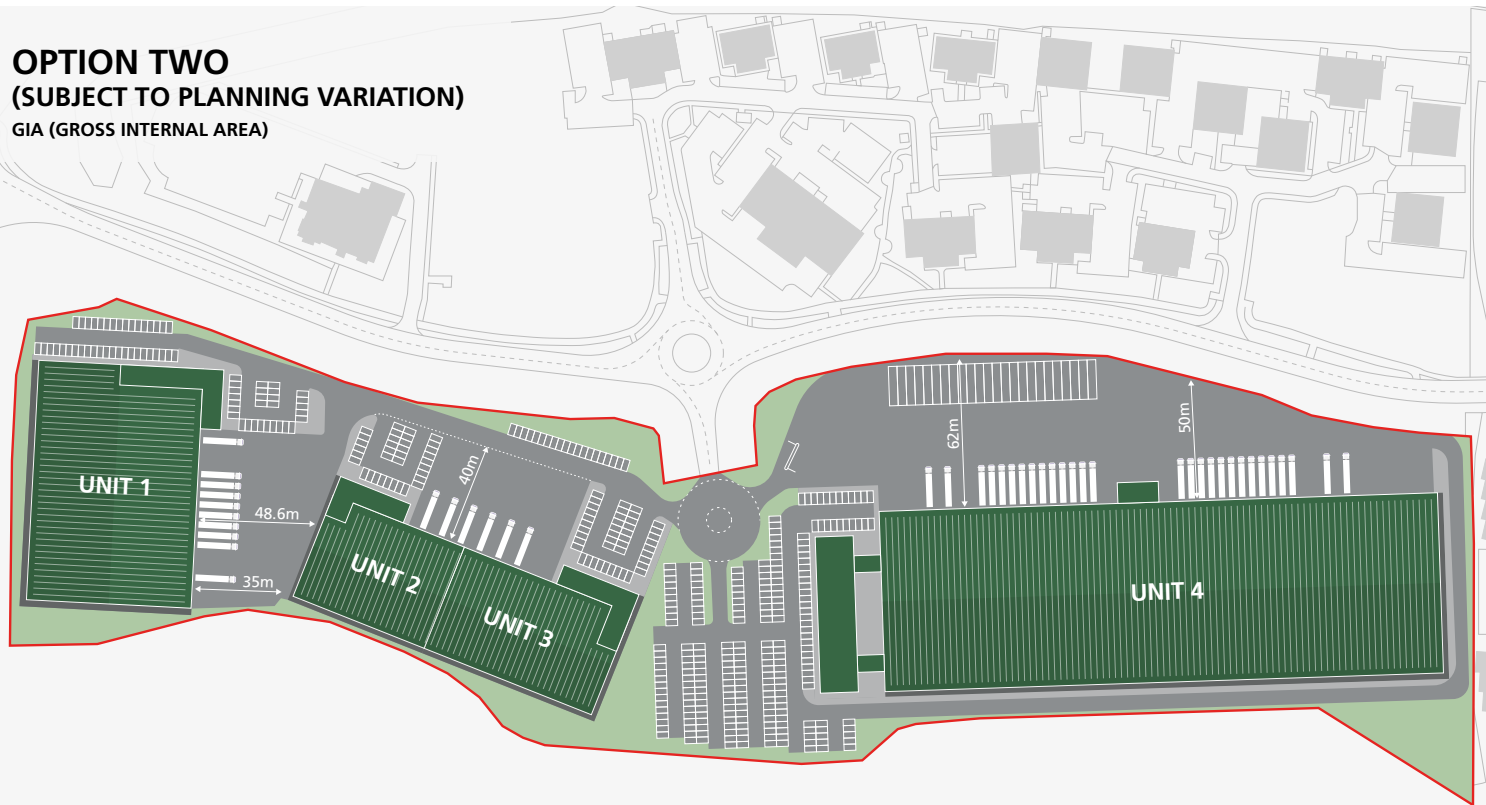
| Unit 1             | sq ft         | sq m           |
|--------------------|---------------|----------------|
| Warehouse          | 69,000        | 6,410.3        |
| 1st Floor Office   | 3,500         | 325.2          |
| 2nd Floor Office   | 3,500         | 325.2          |
| <b>Total</b>       | <b>76,000</b> | <b>7,060.7</b> |
| Car Parking Spaces | 78            |                |

| Unit 2             | sq ft         | sq m           |
|--------------------|---------------|----------------|
| Warehouse          | 66,000        | 6,131.5        |
| 1st Floor Office   | 3,500         | 325.2          |
| 2nd Floor Office   | 3,500         | 325.2          |
| <b>Total</b>       | <b>73,000</b> | <b>6,781.9</b> |
| Car Parking Spaces | 71            |                |

| Unit 3             | sq ft          | sq m            |
|--------------------|----------------|-----------------|
| Warehouse          | 125,000        | 11,612.9        |
| 1st Floor Office   | 5,750          | 534.2           |
| 2nd Floor Office   | 5,750          | 534.2           |
| <b>Total</b>       | <b>136,500</b> | <b>12,681.3</b> |
| Car Parking Spaces | 143            |                 |

| Unit 4             | sq ft         | sq m           |
|--------------------|---------------|----------------|
| Warehouse          | 51,600        | 6,131.5        |
| 1st Floor Office   | 3,700         | 325.2          |
| 2nd Floor Office   | 3,700         | 325.2          |
| <b>Total</b>       | <b>59,000</b> | <b>6,781.9</b> |
| Car Parking Spaces | 80            |                |

**OPTION TWO**  
(SUBJECT TO PLANNING VARIATION)  
GIA (GROSS INTERNAL AREA)



15M  
HAUNCH  
HEIGHT



ELECTRIC  
VEHICLE CHARGING  
POINTS



LED OFFICE  
LIGHTING



UP TO 397  
CAR PARKING  
SPACES



UP TO  
15% OFFICE  
CONTENT



UP TO  
50 KN/M2  
FLOOR LOADING



BCO  
CAT A  
OFFICES



VRF AIR  
SOURCE HEAT  
PUMP



24 HGV  
PARKING  
SPACES

| Unit 1           | sq ft         | sq m           |
|------------------|---------------|----------------|
| Warehouse        | 70,000        | 6,503.2        |
| 1st Floor Office | 4,500         | 418.1          |
| 2nd Floor Office | 4,500         | 418.1          |
| <b>Total</b>     | <b>79,000</b> | <b>7,339.4</b> |

Car Parking Spaces 68

| Unit 2           | sq ft         | sq m           |
|------------------|---------------|----------------|
| Warehouse        | 28,500        | 2,647.7        |
| 1st Floor Office | 3,000         | 278.7          |
| 2nd Floor Office | 3,000         | 278.7          |
| <b>Total</b>     | <b>31,500</b> | <b>3,205.1</b> |

Car Parking Spaces 45

| Unit 3           | sq ft         | sq m           |
|------------------|---------------|----------------|
| Warehouse        | 36,000        | 3,344.5        |
| 1st Floor Office | 4,000         | 371.6          |
| <b>Total</b>     | <b>40,000</b> | <b>3,716.1</b> |

Car Parking Spaces 53

| Unit 4           | sq ft          | sq m            |
|------------------|----------------|-----------------|
| Warehouse        | 172,500        | 16,025.8        |
| 1st Floor Office | 10,000         | 929.0           |
| 2nd Floor Office | 10,000         | 929.0           |
| 3rd Floor Office | 10,000         | 929.0           |
| <b>Total</b>     | <b>202,500</b> | <b>18,812.8</b> |

Car Parking Spaces 231

# northumberland business park

BROAD LAW ■ CRAMLINGTON ■ NORTHUMBERLAND ■ NE23 7RY

CANMOOR

## LOCATION

A prime north east industrial location, forming part of Northumberland Business Park and adjacent to the A19. The site benefits from direct access to the A1 which links to Newcastle and the surrounding region.

## COMMUNICATIONS

|                           |            |
|---------------------------|------------|
| A19                       | 0.2 miles  |
| A1                        | 3 miles    |
| Newcastle Int'l Ferry TML | 8.2 miles  |
| Newcastle Int'l Airport   | 9.9 miles  |
| Newcastle City Centre     | 11 miles   |
| A1(M)                     | 16.7 miles |

## PLANNING

A planning application has been submitted for a warehouse of 125,000 sq ft (use class B8) with ancillary office & vehicle parking. Alternative layouts and use classes available subject to planning.

## TERMS

Available upon request.

## FURTHER INFORMATION

For more information and a full proposal, please contact:



SAT NAV  
NE23 7RY

asking.  
joined.  
simply



**Russell Taylor**  
russell@htare.co.uk  
07710 735 566