

INDUSTRIAL DEVELOPMENT SITE FOR SALE

LAND AT BAKER ROAD NELSON PARK WEST

Cramlington, NE23 1WQ



*Indicative only

LOCATION

The site is strategically positioned on Baker Road within Nelson Park West Industrial Estate in Cramlington, a well-established industrial and commercial hub.

Cramlington is situated approximately 8 miles north of Newcastle upon Tyne. The site benefits from excellent connectivity to major transport routes, including the A19 and A1(M), which provide convenient access to the wider North East region and beyond. These road links make it an ideal location for businesses requiring efficient logistics and distribution capabilities.

In addition to vehicular accessibility, the site is well-served by public transport, with regular bus services connecting Cramlington to Newcastle and surrounding areas. Cramlington railway station, located nearby, offers direct services to Newcastle and other key destinations. For air travel, Newcastle International Airport is just 10 miles to the southwest, providing both domestic and international flight connections.

DESCRIPTION

The site comprises a rectangular shaped area with access off Baker Road.

The site offers an excellent opportunity for industrial open storage or development subject to planning permission.

SITE

We have included the gross approximate total site area below;

PLOT	ACRES	HECTARES
Land	4.77	1.93

TERMS

The site is available to purchase on a long leasehold basis for a term of 125 years at a peppercorn rent.

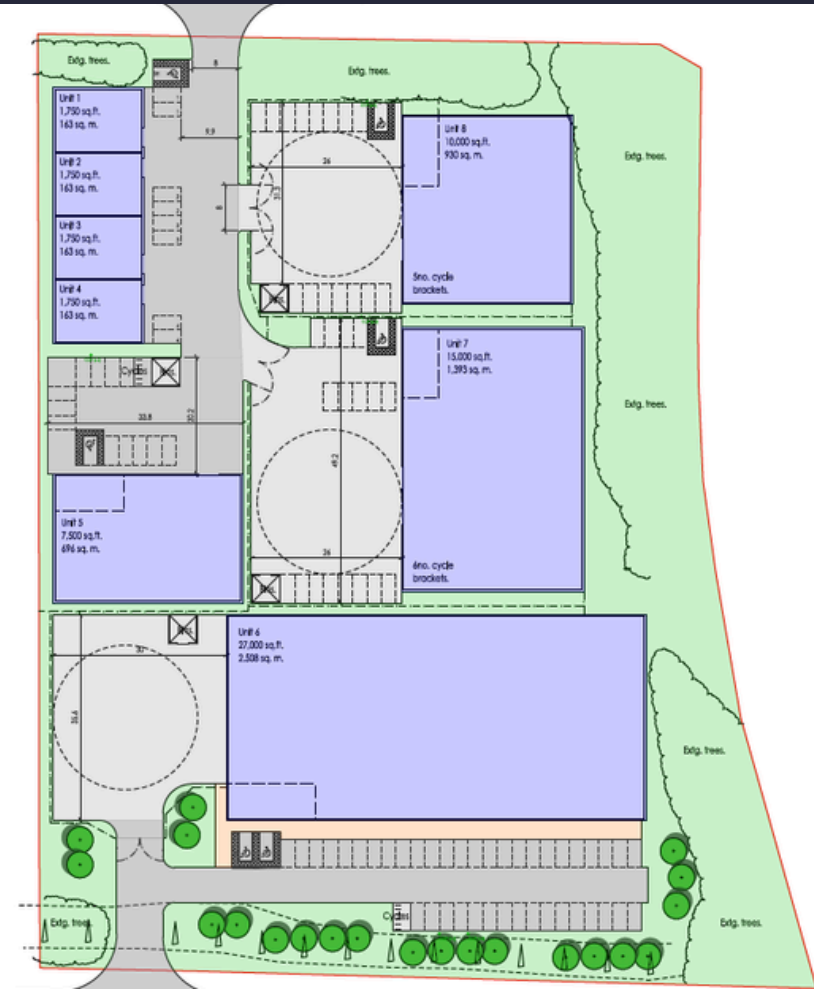
There is also an option to acquire the Freehold, terms to be agreed.

SERVICES

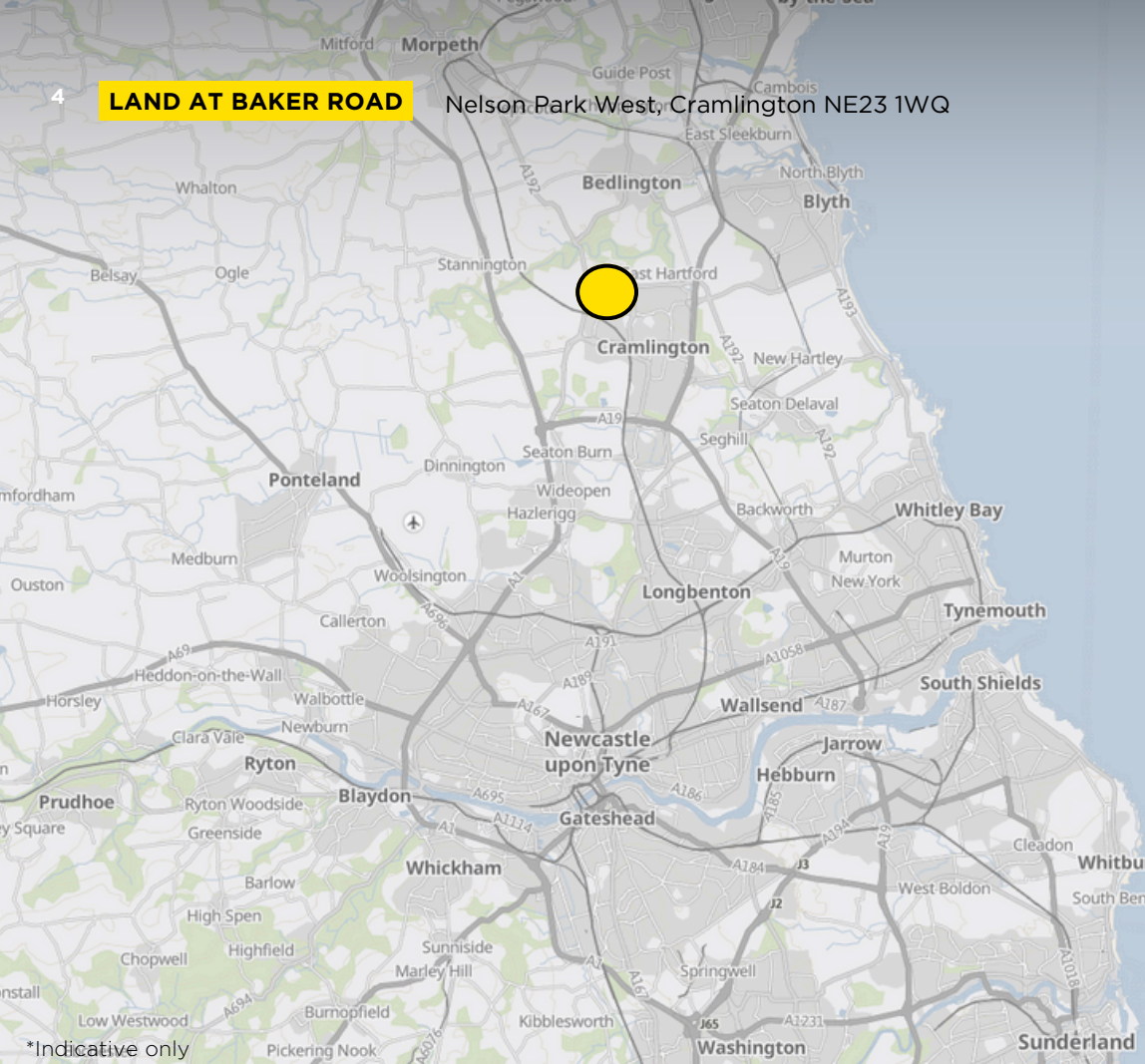
We understand that all mains services are connected to the boundary of the site, however we request all interested parties to make their own enquiries.

PLANNING

We understand the site sits within an allocated employment zone. Interested parties are recommended to make their own enquiries with the relevant local authority.







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Designed and produced by Savills Marketing: 020 7499 8644 | March 2025

SALE PRICE

Offers are invited for the long leasehold interest.

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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