

For Sale (May Let)

Unit 1 Arcot Court,
Nelson Park Industrial Estate,
Cramlington,
NE23 1BB

Warehouse / Manufacturing Facility
2,212 m² (23,812 sq ft)

- Established industrial estate close to A1/A19
- Modern detached open plan unit
- High bay: 7m clear internal height
- Reception, office & WCs
- Secure site including yard and parking

Price: £1.65 million

Your partners in property



Location

Cramlington is located 8 miles to the north of Newcastle upon Tyne city centre. Access to the region's main arterial routes is exceptional with the junction of the A1 / A19 lying 2 miles to the south.

Newcastle International Airport is located 9 miles (20-minute drive time) to the west offering flights to over 80 destinations across Europe and Scandinavia as well as major hub airports including London Heathrow, Amsterdam and Dubai.



Less than 2 miles to A1 / A19



20 min walk to Cramlington Station



9 miles to Newcastle International Airport

Situation

Arcot Court is situated on Nelson Park Industrial Estate, a purpose-built, well-established business park boasting a range of manufacturing and logistics occupiers including Thermo Fisher Scientific, CMP Products, American Air Filters and Avery Denison.

The estate also offers a wide range of amenities including leisure/gym facilities, food outlets and retail.

Specification

Unit 1 Arcot Court is a detached and secure manufacturing / warehousing facility built in 2005 by Easter Developments to a market leading specification as detailed below.

Warehouse

- Steel Portal Frame Construction
- Insulated Steel Sheet Cladding & Roof
- 7m Clear Internal Height
- Three Phase Power Supply
- LED Lighting
- Ambirad Heating System
- Mezzanine Storage
- 3 Sectional Loading Doors up to 5.3m x 5.4m)
- Secure Service Yard

Reception / Office

- Open Plan Office Accommodation
- Ladies, Gents & Accessible WCs
- Kitchen & Canteen Facilities
- Secure staff Parking

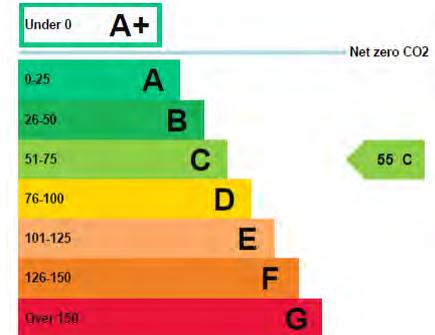
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Main Warehouse	1,248.15	13,435
Warehouse Extension	771.23	8,301
Mezzanine Storage	453.38	4,880
Office / Staff Amenities	192.84	2,076
Total	2,665.59	28,692

Energy Performance

The property has an EPC Rating of C55.





Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £115,000 (effective 1 April 2026). For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Tenure

The property is held on a Long Leasehold basis for 175 years from 31st March 2005.

Terms

Our client is seeking offers above £1.65 million.

VAT & Stamp Duty Land Tax (SDLT)

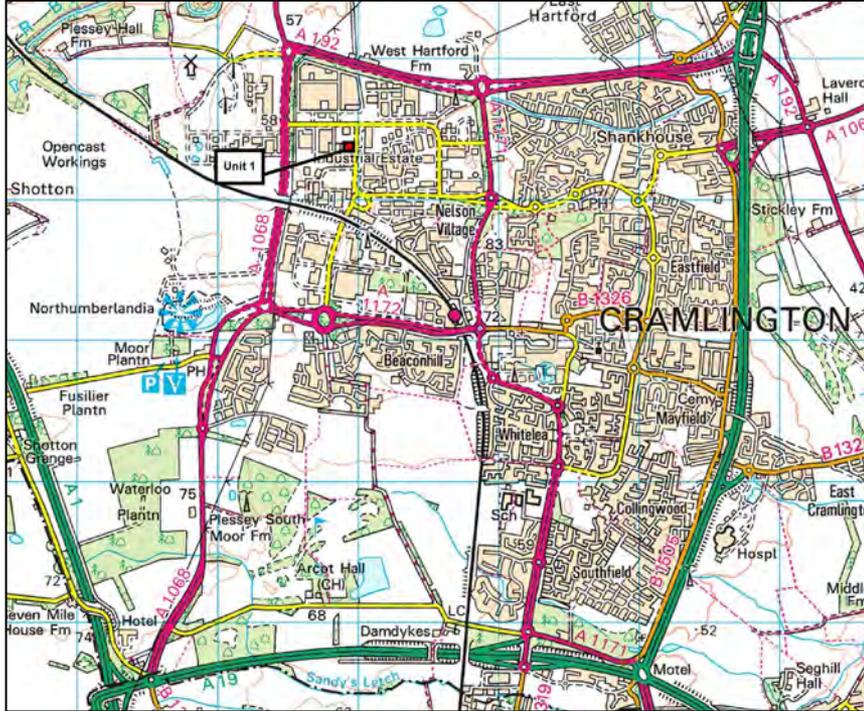
VAT & SDLT will be payable on the property at the prevailing rates.

Anti-money Laundering Compliance

The purchaser or lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated November 2025. Photos dated November 2025.

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