

Northumberland

Business Park



For Sale/To Let

Self Contained
New High Quality Offices
1,035 to 25,500 sq ft
(96 sq m to 2,369 sq m)



Welcome to Northumberland Business Park

Northumberland Business Park lies in a semi-rural location just eight miles north of Newcastle-upon-Tyne city centre. The offices enjoy a landscaped environment surrounded by the greenery of the Northumberland countryside, but with excellent road links. The site is adjacent to the A19 trunk road, which provides direct access to the A1.

Gladman Developments

Gladman Developments have an excellent track record in the commercial sector and have created over 60 of their business park concepts across the country. Many blue chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost effectiveness.

Major Gladman Business Park occupiers include National Grid, Balfour Beatty Group, NHS, HSBC Bank Plc, Royal British Legion, BAE and various local and county councils.

Description

Northumberland Business Park provides a range of high specification office buildings from 1,035 sq ft to 25,500 sq ft (96.15 sq m to 2,369 sq m). The self-contained detached and semi-detached buildings have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of designated on-site car parking.

Specification

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Full access raised floors
- Double glazing
- High quality finishes
- Teapoint to G1K/G2K
- Designated car parking
- Landscaped environment
- Lift to all except G1K/G2K units
(lift can be fitted retrospectively)



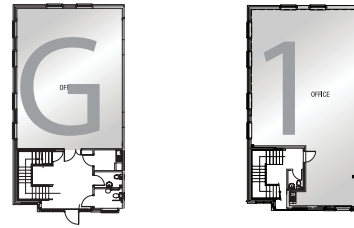
Accommodation

Building	Building Type	Floor Area sq ft	Floor Area sq m
Silverton Court			
Unit 1	G25K	25,500	2,369
Unit 2	G10K	10,070	935.53
Unit 3	G5K	5,250	487.74
Unit 4	G5K	5,250	487.74
Unit 5	G6K	6,100	566.71
Unit 6	G2K	2,250	209.03
Unit 7	G2K	2,250	209.03
Unit 8	G10K	10,070	935.53
Berrymoor Court			
Unit 1	G5K	5,250	487.74
Unit 2	G10K	10,070	935.53
Unit 3	G2K	2,250	209.03
Unit 4	G2K	2,250	209.03
Unit 5a	G1K	1,035	96.15
Unit 5b	G1K	1,234	114.64
Unit 6	G2K	2,250	209.03
Unit 7	G2K	2,250	209.03
Unit 8	G2K	2,250	209.03
Unit 9	G2K	2,250	209.03
Unit 10	G2K	2,250	209.03
Unit 11	G6K	6,100	566.71
Unit 12	TO BE CONSTRUCTED		
Unit 14	TO BE CONSTRUCTED		
Unit 15	TO BE CONSTRUCTED		
Unit 16	TO BE CONSTRUCTED		
Unit 17	TO BE CONSTRUCTED		
Unit 18	TO BE CONSTRUCTED		

a - ground floor b - first floor

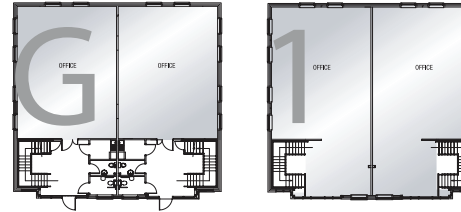
G1K

FLOOR	SQ FT	SQ M
FIRST	1,234	115
GROUND	1,035	96



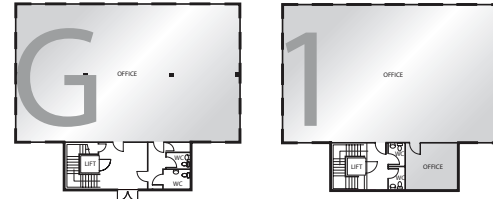
G2K

FLOOR	SQ FT	SQ M
FIRST	1,215	113
GROUND	1,035	96
TOTAL	2,250	209



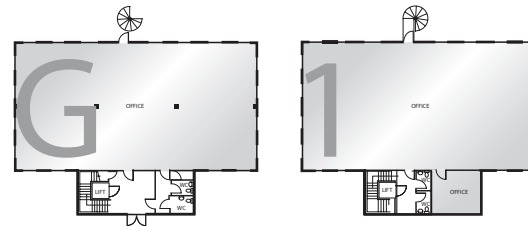
G5K

FLOOR	SQ FT	SQ M
FIRST	2,695	250
GROUND	2,555	237
TOTAL	5,250	487



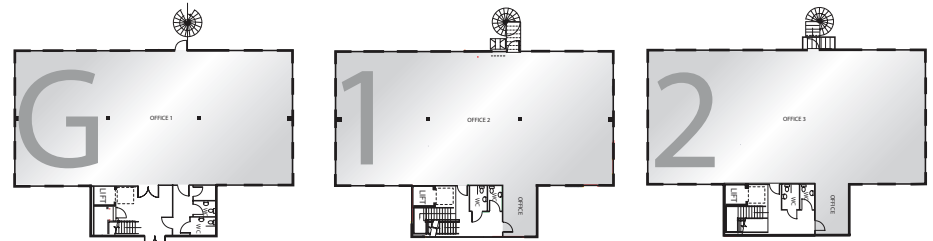
G6K

FLOOR	SQ FT	SQ M
FIRST	3,119	290
GROUND	2,981	277
TOTAL	6,100	567



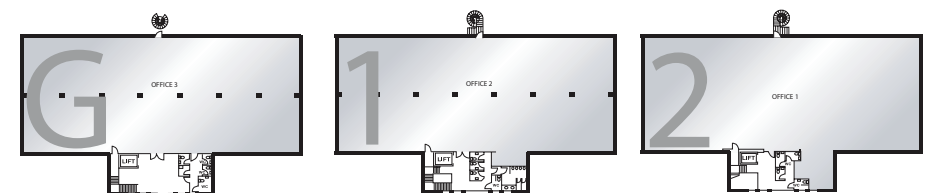
G10K

FLOOR	SQ FT	SQ M
SECOND	3,400	316
FIRST	3,400	316
GROUND	3,270	304
TOTAL	10,070	936



G25K

FLOOR	SQ FT	SQ M
SECOND	8,660	805
FIRST	8,410	781
GROUND	8,430	783
TOTAL	25,500	2,369





Northumberland

Business Park

Location

Northumberland Business Park offers a fantastic opportunity for businesses to relocate in a semi-rural location, while benefiting from excellent communications and easy access.

The business park is eight miles north of Newcastle upon Tyne and one mile south of Cramlington town centre. The park is adjacent to the A19, which provides direct access to the A1, so road links to the rest of the region and nationally are quick and efficient.

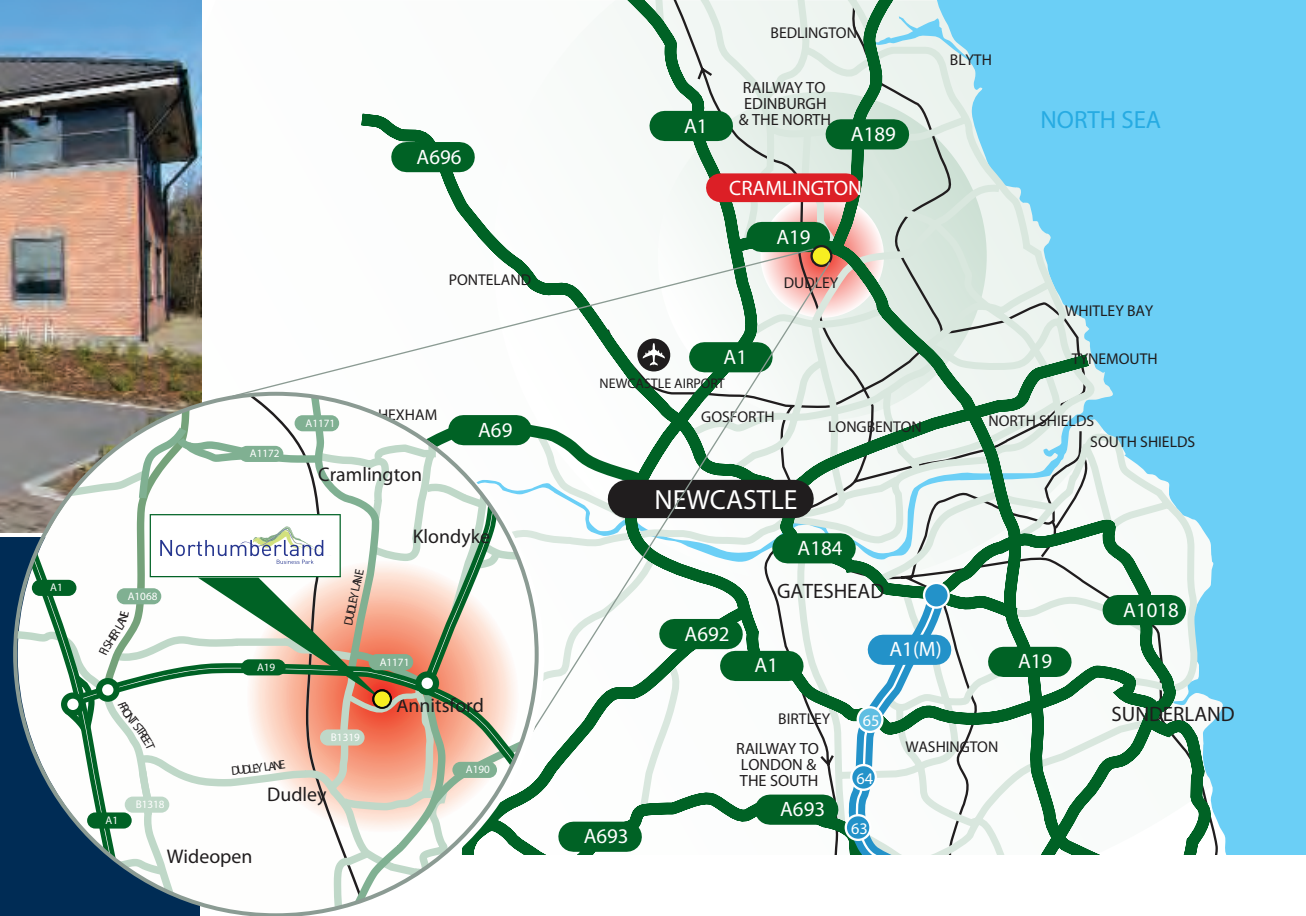
Transport Links:

Newcastle Airport: 7 miles

Newcastle International Ferry Terminal: 8 miles



www.gladman.co.uk/northumberland



Terms

All buildings are available to lease or purchase on a freehold basis.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable for, VAT.

Further Information & Viewing

To arrange a viewing, please contact either of the joint agents or Gladman Developments.

a development by



in association with



all enquiries



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