

- Modern industrial/warehouse unit
- Floor area circa 2,493 sq. ft. (231.63 sq. m.)
- Ground floor with first & second floor mezzanine
- Two dedicated parking spaces
- Established business park location
- Qualifies for small business rates relief potential
- Subject to a quarterly service charge of £235



**16 Atley Business Park,  
Cramlington, Northumberland  
NE23 1WP**

Industrial Unit  
Tenure -125 Year Lease  
**Price: £199,950 + vat**

**ROOK  
MATTHEWS  
SAYER**



#### **Location**

The property is situated on Atley Business Park within the established North Nelson Industrial Estate, one of Cramlington's principal commercial and industrial locations. The estate benefits from excellent road communications, being located immediately off the A192 and within close proximity to the A189 Spine Road, providing direct access to the A19, A1(M), Newcastle upon Tyne and the wider North East region. The estate is approximately 9 miles north of Newcastle city centre and 10 miles south of Morpeth.

Atley Business Park is a well-established mixed-use business estate occupied by a range of industrial, trade counter, warehouse, office and service-based businesses. The estate provides a popular commercial environment with good access, ample parking and convenient links to local amenities within Cramlington town centre. Cramlington is recognised as one of the North East's premier business locations, benefiting from a strong labour pool, excellent transport infrastructure and proximity to Newcastle International Airport, the Port of Tyne and the region's strategic road network.

#### **Description**

A well-presented and versatile industrial unit extending to approximately 231.63 sq m (2,493 sq ft) over three levels, situated within a popular and established commercial estate. The property offers a flexible layout suitable for a variety of business uses, comprising a spacious warehouse/workshop area with roller shutter access, modern office accommodation, staff facilities and extensive mezzanine storage.

The unit benefits from excellent natural light via roof lights, generous internal eaves height and a practical open-plan configuration that can be adapted to suit a range of occupiers.

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**

The ground floor provides predominantly workshop and storage accommodation with roller shutter loading door, staff kitchen area and accessible WC/shower facilities. A staircase leads to the first-floor mezzanine level, which offers additional workshop, storage and office space. A further second-floor storage mezzanine maximises the available floor area and provides valuable ancillary storage. Externally, the property benefits from two exclusive parking spaces directly in front of the unit, together with loading and unloading access.

The unit would be ideal for owner-occupiers, trade counter operators, light industrial businesses, e-commerce operators, creative workshops or investors seeking a versatile commercial asset

Floor area	Sq. m.	Sq. ft.
Ground Floor	120.95	1,301.89
First Floor	86.0	925.69
Second Floor	24.68	265.65
<b>Total</b>	<b>231.63</b>	<b>2,493.23</b>

#### Price

£199,950 + vat

#### Service Charge

The property is subject to a quarterly service charge of £235.

#### Tenure

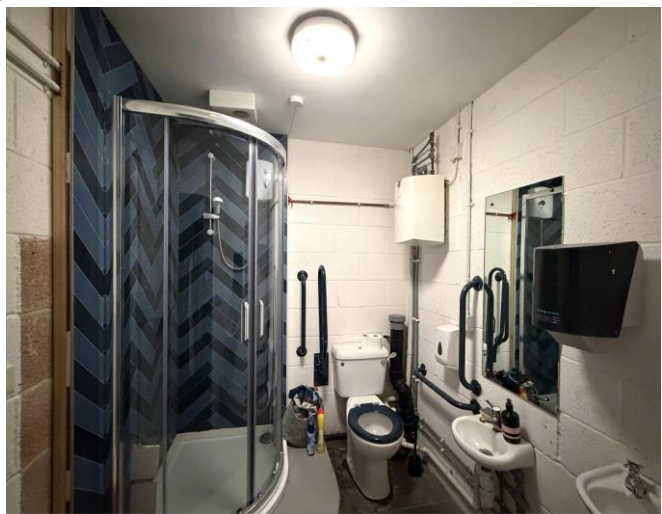
Leasehold – 125 years from and including 1<sup>st</sup> May 2007



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



### **Rateable Value**

The 2026 Rating List entry is Rateable Value £8,900

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

### **Viewing Arrangements**

Strictly by appointment through this office.

### **Information Notice**

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref I479 (Version 1)**

**Prepared 15<sup>th</sup> June 2026**

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

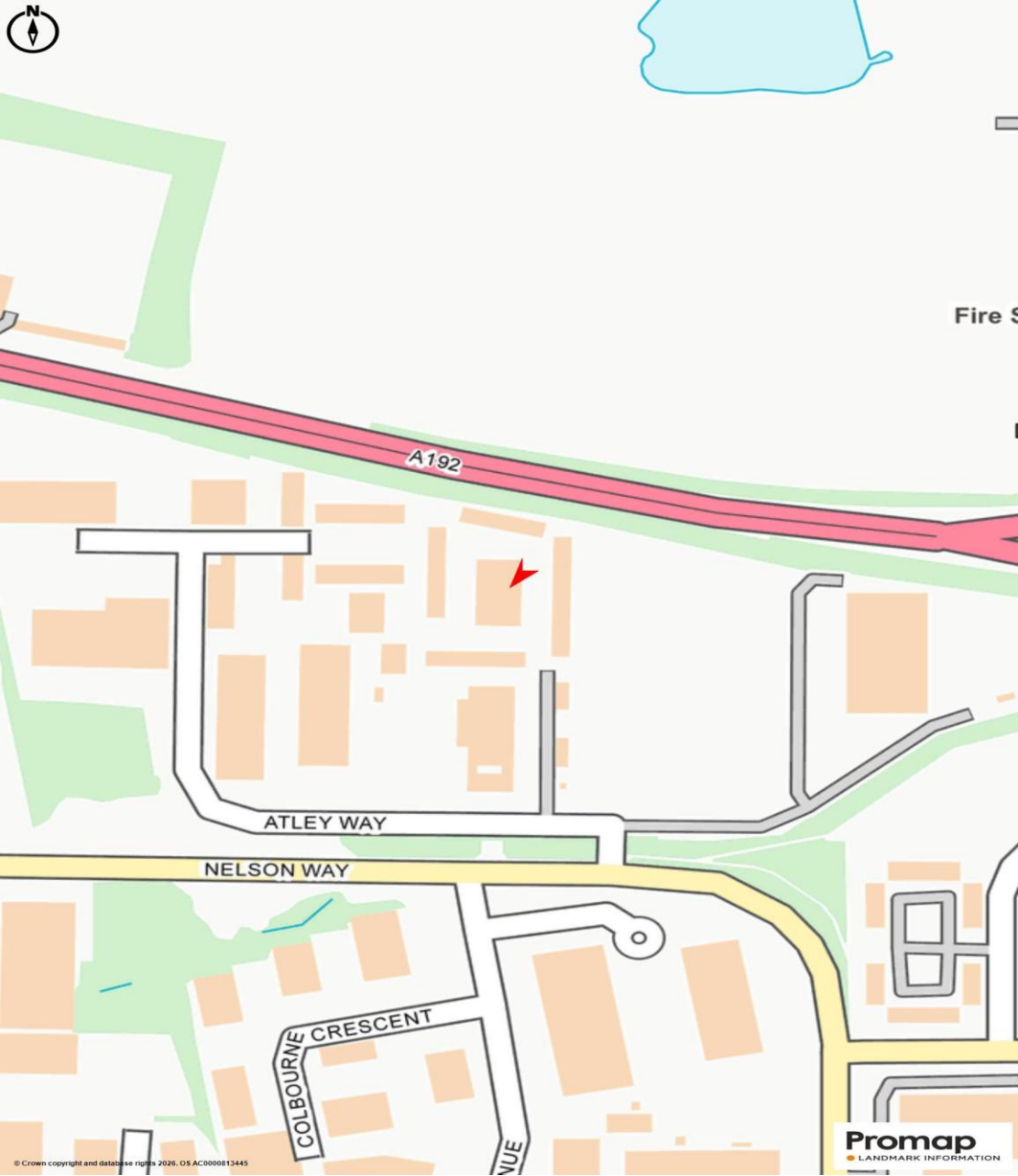
**ROOK  
MATTHEWS  
SAYER**



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)





[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

T: 0191 212 0000 E: [commercial@rmsestateagents.co.uk](mailto:commercial@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to check the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

ROOK  
MATTHEWS  
SAYER