- 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: £225,000 + vat

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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.

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.

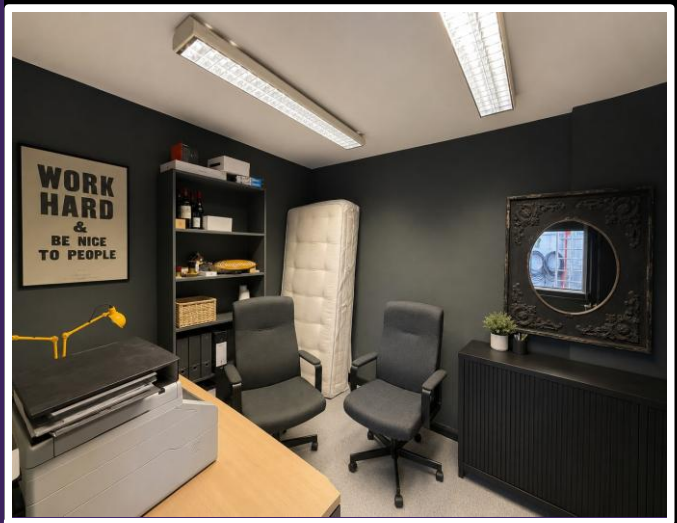
The unit would be ideal for owner-occupiers, trade counter operators, light industrial businesses, e-commerce operators, creative workshops or investors seeking a versatile commercial asset

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
Total	**231.63**	**2,493.23**

Price
£225,000 + vat

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

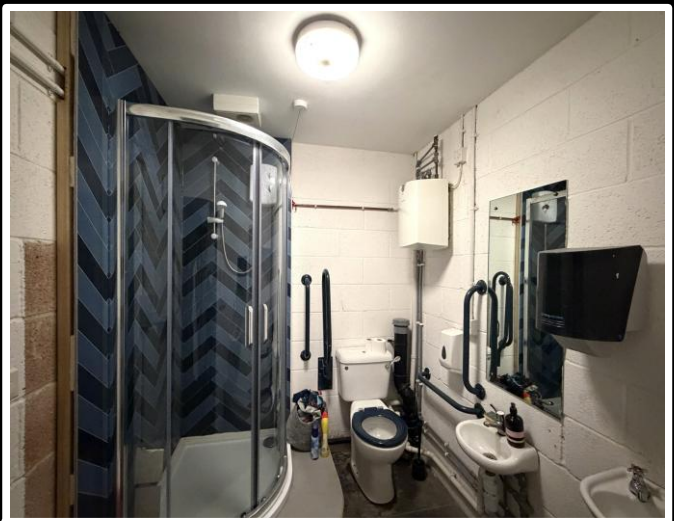
Tenure
Leasehold – 125 years from and including 1st May 2007

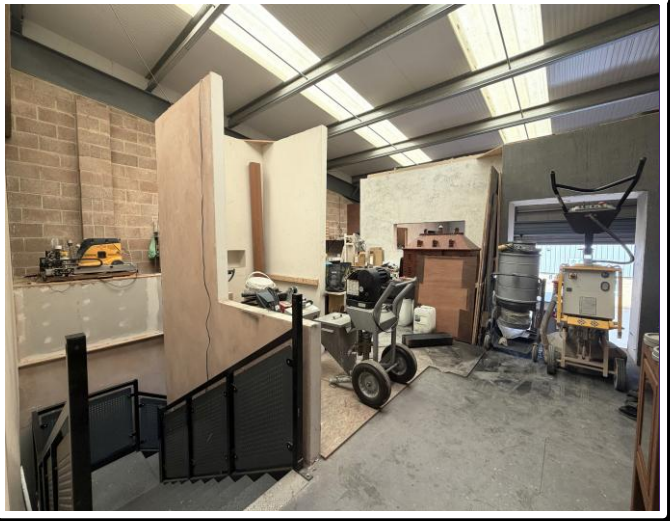




www.rookmatthewssayer.co.uk
T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

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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.

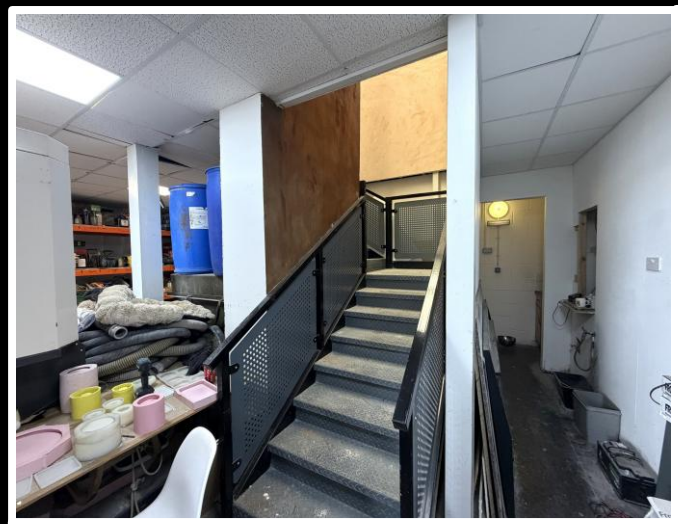
Information Notice

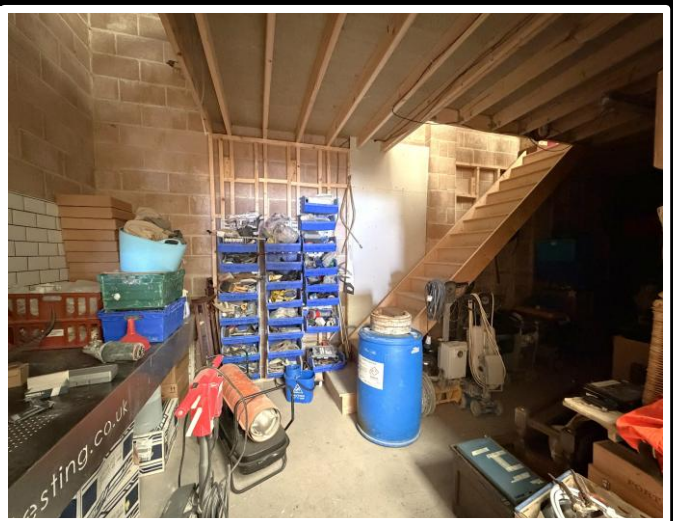
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I479 (Version 1)
Prepared 15th June 2026

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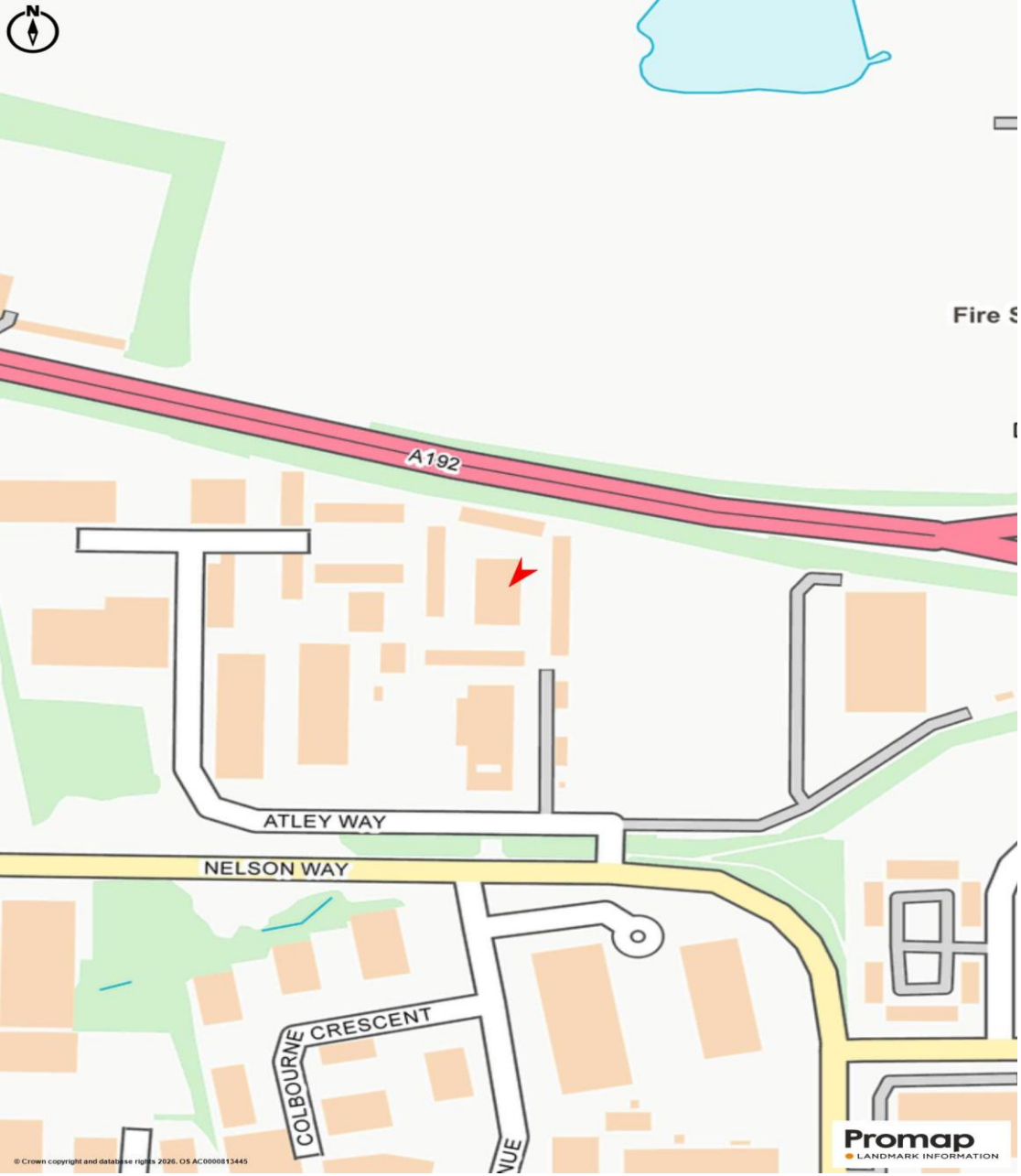






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