



Northumberland Business Park

We are a lot closer than you think.



NE23 7RZ

Quality Offices For Sale / To Let



Northumberland
Business Park

We are a lot *closer* than you think...





Northumberland Business Park

Northumberland Business Park offers a fantastic opportunity for businesses to relocate to a premier office park with excellent connections.

The park provides a range of high specification office buildings from 2,250 sq ft to 25,500 sq ft (209 sq m to 2369 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 around an attractive courtyard design, providing a practical and attractive working environment with the benefit of designated on site car parking.





Northumberland
Business Park

We are a lot **closer** than you think...
to outstanding retail
and leisure facilities

The Business Park benefits from:

- The Willow Farm Pub Restaurant
- Premier Inn
- Beefeater
- McDonalds
- Co-op Petrol Filling Station and Convenience Store



Amenities within 1 mile

**Manor Walks Retail Park
with tenants including:**

- NEXT
- ARGOS
- M&S Simply Food
- Currys PC World
- ASDA
- Sainsbury's
- Carpetright
- Halfords
- Frankie & Benny's
- Subway
- Concordia Leisure Centre
- Vue Cinema

- Kingston Park Retail - 6 miles**
- Silverlink Retail Park - 6 miles**



Cobalt Business Park

Quorum Business Park

Newcastle City Centre

Gosforth

A19

Killingworth

Newcastle Race Course

A189

Proposed Residential Development

Future Business Park Development

Shasun Pharma Solutions

McDonalds

Premier Inn

Fergusons Blyth Ltd

Co-op Petrol Station and Convenience Store

Beefeater Grill

Mayborn Group (Tomme Tippee)

A19 South & Tyne Tunnel

Willow Farm Pub & Restaurant

Skoda Cramlington

A19

To A1 North & South



Northumberland Business Park is adjacent to the A19, which provides direct access to the A1 (3 mins drive) so road links to Newcastle City Centre, the rest of the region and nationally are quick and efficient.

The Business Park is 8 miles (19 mins drive) north of Newcastle upon Tyne and 1 mile south of Cramlington Town Centre. Newcastle International Airport lies 10 miles (14 mins drive) to the west, Newcastle Central Station only 11.5 miles (20 mins drive) and Newcastle International Ferry Terminal 8 miles (14 mins drive), making Northumberland Business Park one of the prime north east office locations.

This is why we are a lot *closer* than you think

A1 North & South

Northumberland Business Park	4 mins (2.4 miles)
Newburn Riverside	7 mins (2.2 miles)
Quorum	8 mins (3.1 miles)
Cobalt	12 mins (7.2 miles)

Newcastle International Airport

Newburn Riverside	12 mins (6.6 miles)
Northumberland Business Park	14 mins (10 miles)
Quorum	17 mins (9.1 miles)
Cobalt	22 mins (15 miles)

Newcastle Central Station

Newburn Riverside	10 mins (4 miles)
Quorum	15 mins (5.6 miles)
Cobalt	17 mins (7.2 miles)
Northumberland Business Park	20 mins (11.5 miles)

Manor Walks Shopping Centre

Northumberland Business Park	4 mins (1.4 miles)
Quorum	10 mins (5 miles)
Cobalt	11 mins (6.2 miles)
Newburn Riverside	15 mins (11 miles)

Newcastle City Centre

Newburn Riverside	13 mins (4.4 miles)
Quorum	14 mins (4.7 miles)
Cobalt	17 mins (6.8 miles)
Northumberland Business Park	20 mins (7.6 miles)

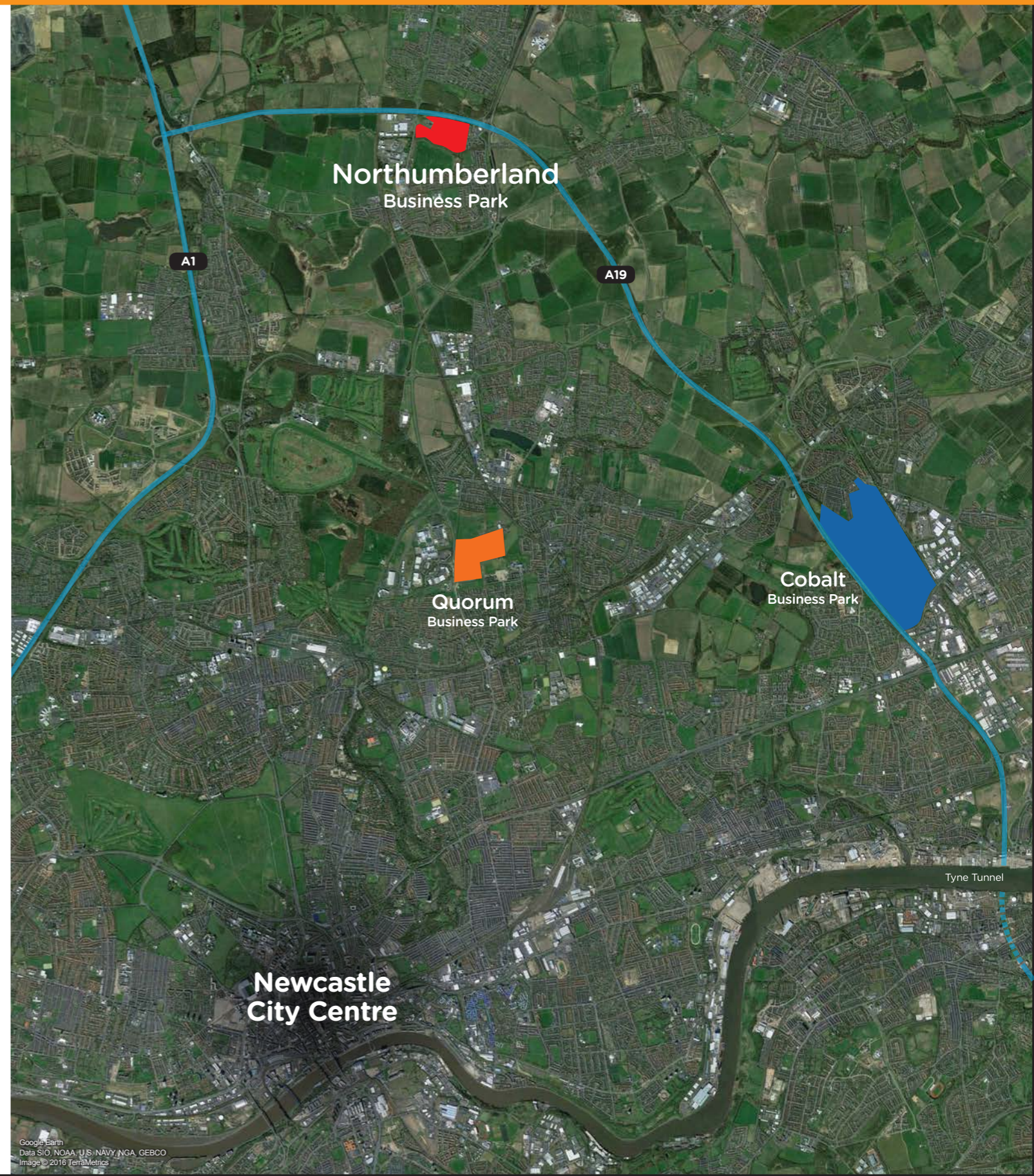
Tyne Tunnel

Cobalt	8 mins (3.2 miles)
Northumberland Business Park	13 mins (7.5 miles)
Quorum	15 mins (8.8 miles)
Newburn Riverside	24 mins (17.9 miles)

Source: AA Route Planner (www.theaa.com)



Northumberland Business Park



Google Earth
Data SIO, NOAA, U.S. NAVY, NGA, GEBCO
Image © 2016 TerraMetrics

A *closer* look at the business park

NBP Occupiers:

● Berrymoor Court

- 1 SITS Group
- 3 AWS Accountancy
- 4 Helping Hands Community Care
- 5 CRT Packaging
- 6 Crondell Energy Subsea
Rider Hunt
Gladman
- 7 Explore Wealth Management
- 8 Osprey Maritime
- 9 Sterling Trust
- 10 ABS
- 11 St Martin's Care
- 12 CAD 21
- 14 Sunshine.co.uk
- 15 Eothen Homes Ltd
- 16 Emtec Building Services

● Silverton Court

- 3 Merit Holdings
- 4 Techflow Marine
- 5 Mandata
- 6 GL Noble Denton
- 7 GL Noble Denton



Northumberland
Business Park



Northumberland
Business Park

Availability Schedule

BERRYMOOR COURT

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	SITS Group	
2	10,070	936
3	AWS	
4	Helping Hands Community Care	
5	CRT	
6	Crandell Energy Subsea Rider Hunt Gladman	
7	Explore Wealth Management	
8	Osprey Maritime	
9	Sterling Trust	
10	ABS	
11	St Martin's Care	
12	CAD 21	
14	Sunshine.co.uk	
15	Eothen Homes Ltd	
16	Emtec Building Services	

SILVERTON COURT

UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	25,500	2,369
2	10,070	936
3	Merit Holdings	
4	Techflow Marine	
5	Mandata	
6	GL Noble Denton	
7	GL Noble Denton	
8	10,070	936



Berrymoor Court

SAT NAV:
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For a viewing

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