

Northumberland Business Park

We are a lot closer than you think.













Northumberland

Business Park



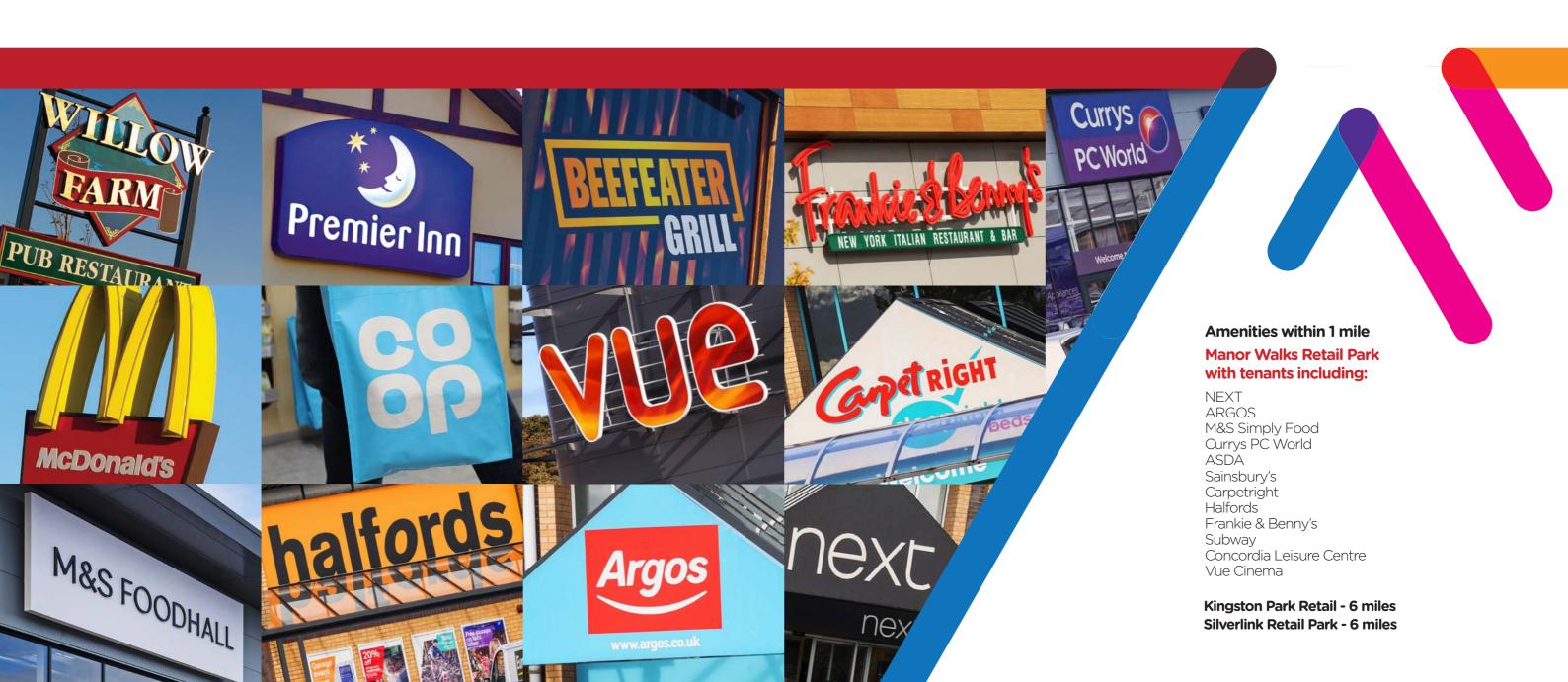


We are a lot *closer* than you think...
to outstanding retail
and leisure facilities

The Business Park benefits from:

The Willow Farm Pub Restaurant Premier Inn Beefeater McDonalds

Co-op Petrol Filling Station and Convenience Store







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
Newburn Riverside
Quorum
Cobalt

4 mins (2.4 miles)
7 mins (2.2 miles)
8 mins (3.1 miles)
12 mins (7.2 miles)

Newcastle International Airport

Newburn Riverside

Northumberland Business Park

Quorum

Cobalt

12 mins (6.6 miles)

14 mins (10 miles)

17 mins (9.1 miles)

22 mins (15 miles)

Newcastle Central Station

Newburn Riverside
Quorum
Cobalt
Northumberland Business Park

10 mins (4 miles)
15 mins (5.6 miles)
17 mins (7.2 miles)
20 mins (11.5 miles)

Manor Walks Shopping Centre

Northumberland Business Park4 mins (1.4 miles)Quorum10 mins (5 miles)Cobalt11 mins (6.2 miles)Newburn Riverside15 mins (11 miles)

Newcastle City Centre

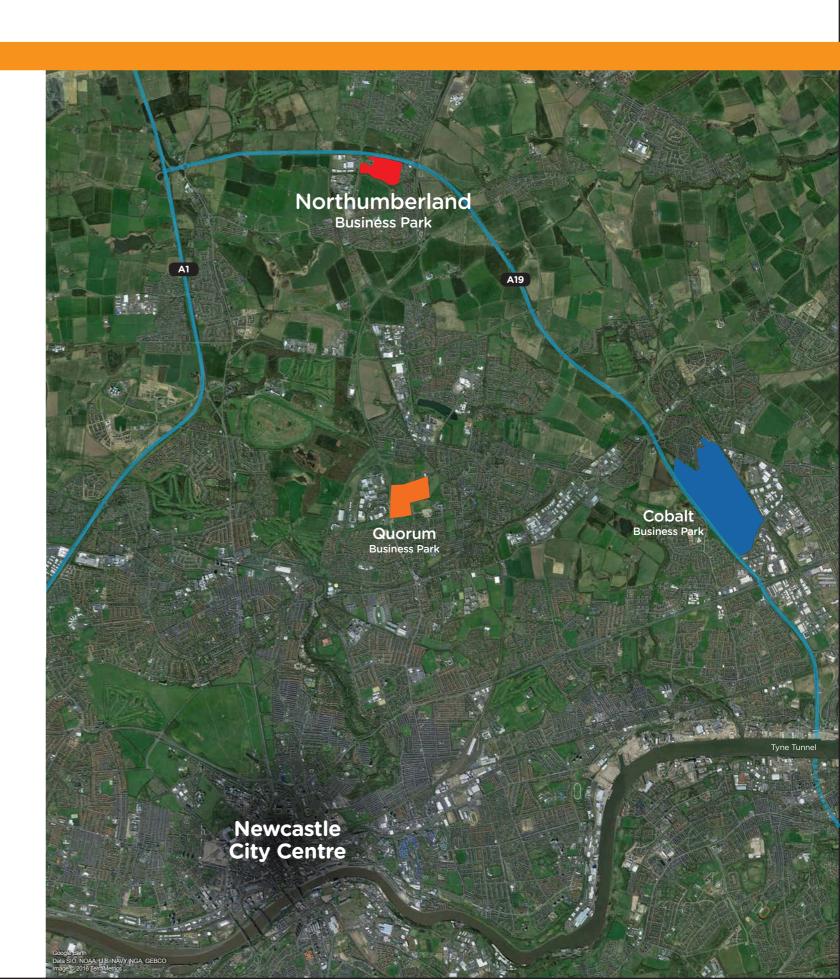
Newburn Riverside 13 mins (4.4 miles)
Quorum 14 mins (4.7 miles)
Cobalt 17 mins (6.8 miles)
Northumberland Business Park 20 mins (7.6 miles)

Tyne Tunnel

Cobalt8 mins (3.2 miles)Northumberland Business Park13 mins (7.5 miles)Quorum15 mins (8.8 miles)Newburn Riverside24 mins (17.9 miles)

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





A *closer* look at the business park

NBP Occupiers:

Berrymoor Court

- SITS Group
- Merit Holdings
 AWS Accountancy
 4 Helping Hands Community Care
 5 CRT Packaging
 6 GL Noble Denton
- 6 Crondell Energy Subsea
- 7 Explore Wealth Management
- 8 Osprey Maritime
- Sterling Trust
- St Martin's Care
- 12 CAD 21
- 14 Sunshine.co.uk
- 15 Eothen Homes Ltd
- 16 Emtec Building Services

Silverton Court

- 3 Merit Holdings

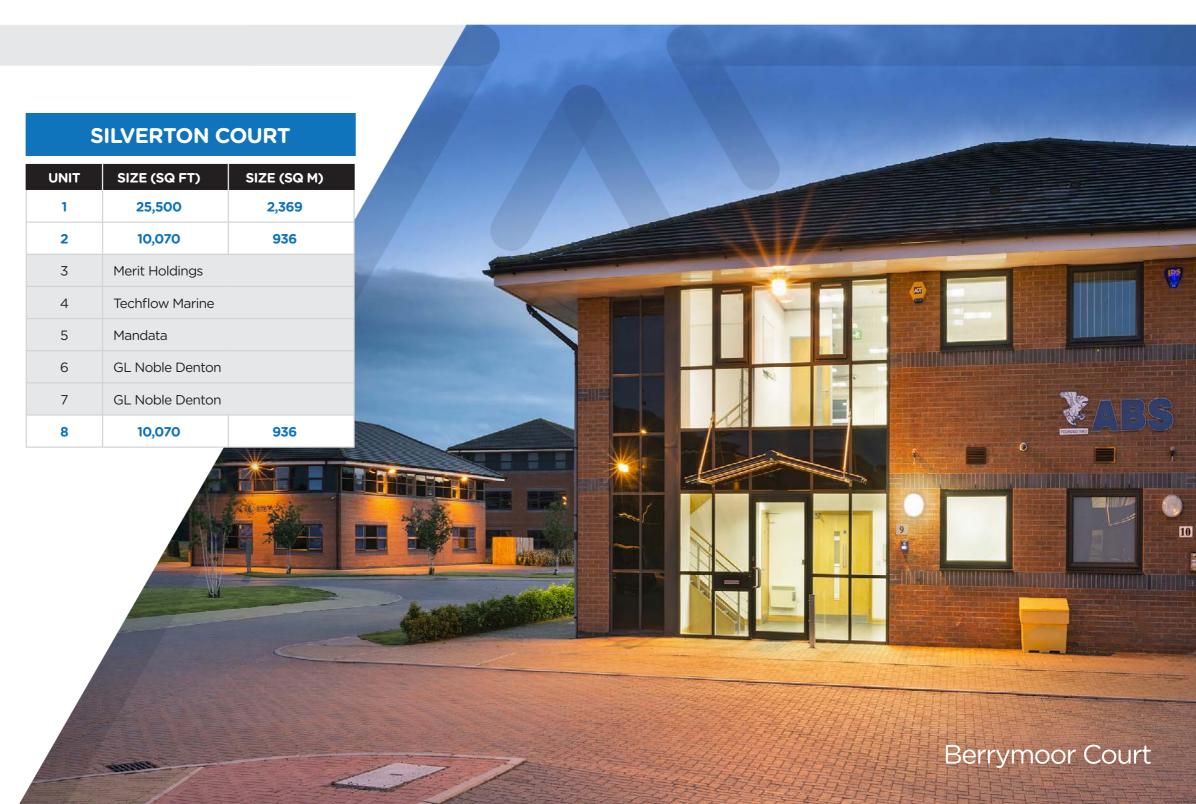
- 7 GL Noble Denton





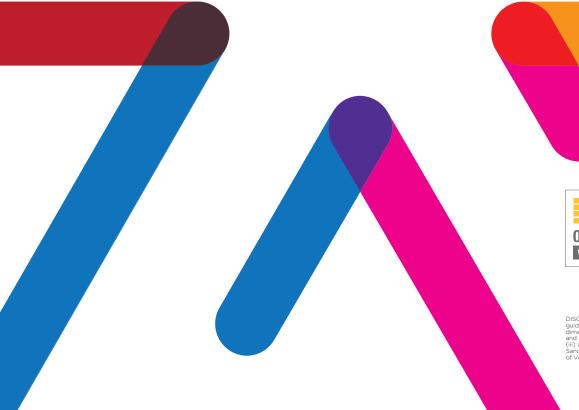
Availability Schedule

BERRYMOOR COURT		
UNIT	SIZE (SQ FT)	SIZE (SQ M)
1	SITS Group	0.22 (00.1.)
2	10,070	936
3	AWS	
4	Helping Hands Community Care	
5	CRT	
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	





For a viewing



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