



TO LET

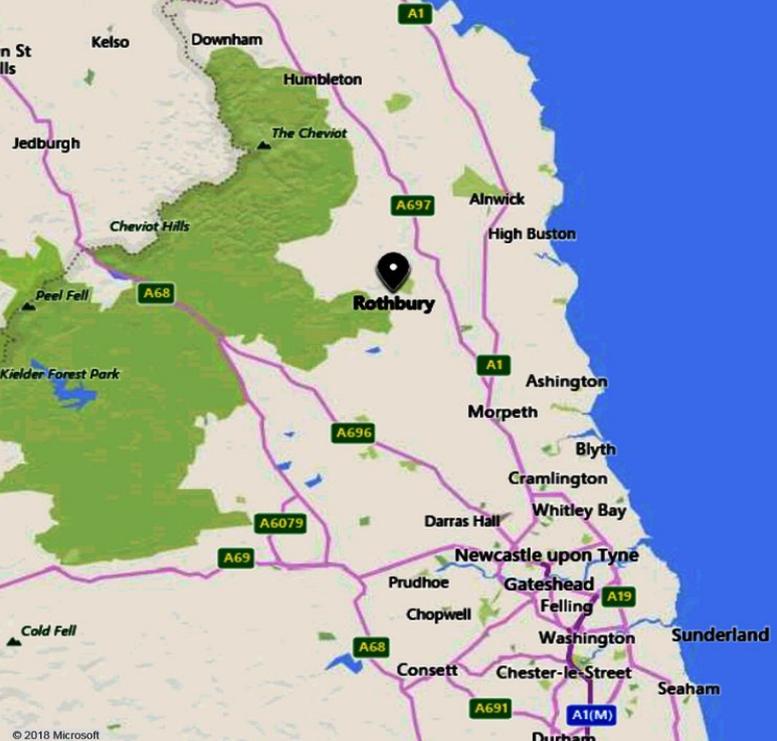
ROTHBURY INDUSTRIAL ESTATE

ROTHBURY, NORTHUMBERLAND NE65 7RZ



- Close to town centre
- Approximately 5 miles from A697
- Flexible terms
- Forecourt parking
- Unit 3A benefits from external compound

WORKSHOP / INDUSTRIAL UNITS
561 - 2,719 sq ft (52 - 252 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Rothbury town centre	0.5	2	Car
A697	4.9	10	Car
A1 Morpeth	9.7	19	Car
Alnwick	12.2	22	Car

Source: theAA.com

ROTHBURY INDUSTRIAL ESTATE

ROTHBURY, NORTHUMBERLAND



LOCATION

The estate is situated on Wagtail Road, Rothbury in the heart of Northumberland. The main A697 road lies approximately 5 miles to the east, Alnwick is approximately 12 miles north east and Morpeth is approximately 15 miles south east.

DESCRIPTION

The estate comprises of two blocks of single storey semi detached and terraced units of steel frame construction with brick/blockwork walls and insulated cladding. The units have a separate personnel door, loading door and WC facilities. The units in Block 4 have a warm air heater supplied by LPG and Unit 3A has a warm air heater supplied by oil. There is forecourt parking and Unit 3A benefits from an external compound.

SPECIFICATION

- Mains electric and water
- LPG gas supply to Block 4
- WC facilities
- Electrically operated loading doors to Units 3A & 3B

EPC

Energy Performance ratings range between B and E. Copies of individual certificates are available on request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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