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TO LET

**NORTH ROAD
INDUSTRIAL ESTATE**

BERWICK UPON TWEED | NORTHUMBERLAND | TD15 1UN

WORKSHOP / INDUSTRIAL UNITS

736 - 1,270 sq ft (68 - 118 sq m)

KEY FEATURES

- Excellent access to A1
- Popular trading location
- Flexible terms
- Close to retail facilities
- Approximately 1.25 miles from town centre



CONTACT US:

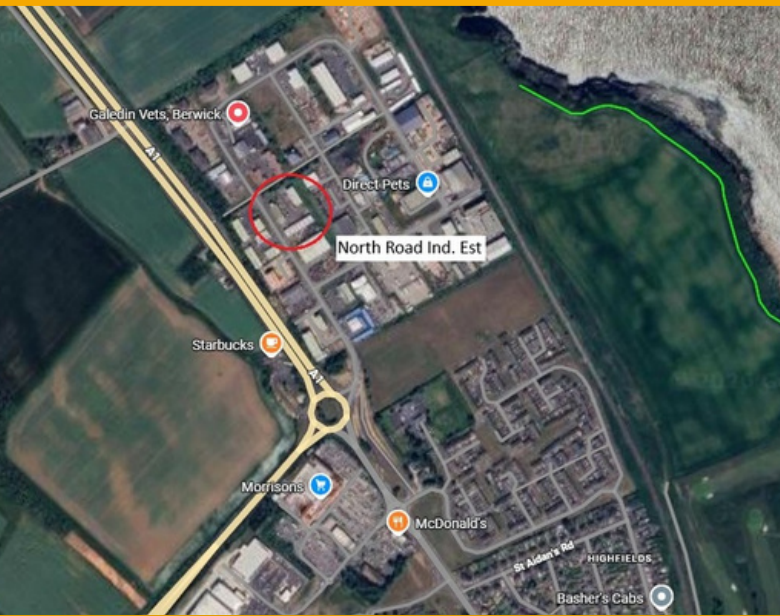
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NORTH ROAD INDUSTRIAL ESTATE

BERWICK UPON TWEED | NORTHUMBERLAND | TD15 1UN



LOCATION

North Road Industrial Estate is situated adjacent to the A1, approximately 1.25 miles north of Berwick town centre and 2.5 miles from the Scottish border. The units are accessed from Windmill Way West on Ramparts Business Park.

Local retail facilities are nearby, including Morrisons, Aldi, McDonalds, Greggs, KFC, Starbucks.

WORKSHOP / INDUSTRIAL UNITS
736 - 1,270 sq ft (68 - 118 sq m)

DESCRIPTION

The estate comprises of 10 units in 2 terraces with forecourt parking. the units are of steel frame construction with brick/blockwork walls with insulated metal cladding and a pitched roof with translucent roof lights. All units have a separate personnel door and sectional up and over loading door, WC and kitchen area.

SPECIFICATION

- Mains electricity and water
- Small office to larger units
- WCs
- Loading doors 2.7m (w) x 3.3m (h)

EPC

Individual EPC certificates available on request.

TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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