



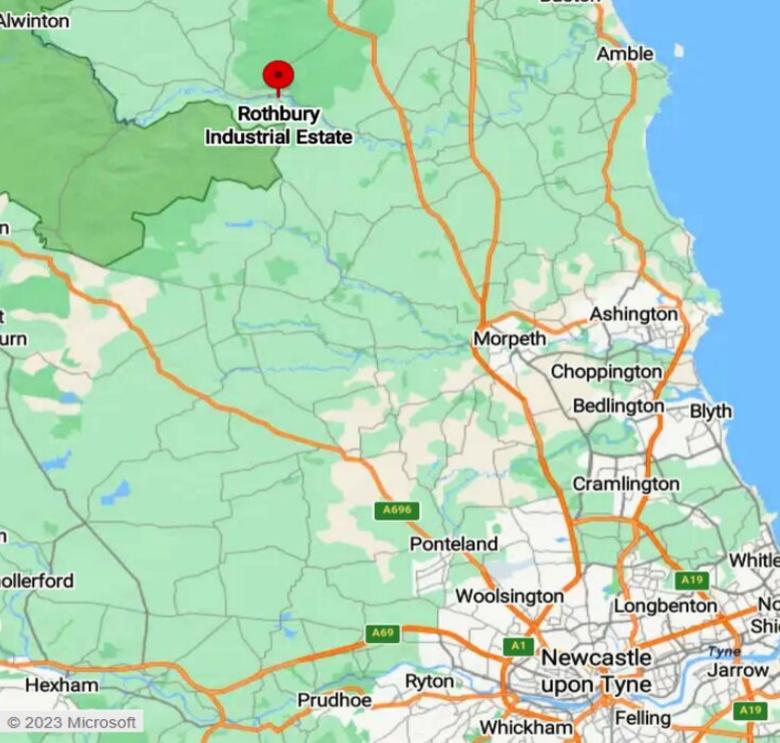
**TO LET**

## UNIT 1A, COQUET VIEW

**ROTHBURY INDUSTRIAL ESTATE, ROTHBURY,  
NORTHUMBERLAND NE65 7RZ**



- **Newly refurbished unit**
- **Generous parking provision**
- **Close to Rothbury town centre**
- **A697 approximately 6 miles**
- **3 year lease term**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A697/B6344 Junction	6.5	14	Car
Alnwick	12	23	Car
Morpeth	16	30	Car

Source: theAA.com

# UNIT 1A, COQUET VIEW

ROTHBURY INDUSTRIAL ESTATE, ROTHBURY, NORTHUMBERLAND



## LOCATION

Rothbury Industrial Estate is located just off Station Road, Rothbury. The town is circa 6 miles to the A697 which provides links to Morpeth and the A1 to the South and to the A68 Oxtou (nr Edinburgh) to the North. Alnwick is approximately 12 miles to the north east and Morpeth is approximately 16 miles to the south east.

## DESCRIPTION

Semi-detached unit of steel frame construction with brick/blockwork walls and insulated metal cladding. The unit has been fully refurbished to include a new roof, cladding, doors including electrically operated loading door, LED lighting throughout and new WC fittings. The unit has 7 parking bays. Additional hardstanding at the gable can be included.

## SPECIFICATION

- Mains electricity (72 kVA) and water
- Loading door circa 3.8m high by 3.3m wide
- Height to underside of lighting trunking 3.7m
- LED lighting

## EPC

The unit has an Energy Performance rating of A(23).

## LEASE TERMS

- Three year fully repairing tenancy. Longer term leases can be accommodated
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external decoration, estate service charge and building insurance
- Tenant responsible for all repairs (excluding external decoration)
- 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 Northern Trust to arrange a viewing or for further information



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