



**TO LET**

# HALTWHISTLE INDUSTRIAL ESTATE

**HALTWHISTLE, NORTHUMBERLAND NE49 9HA**

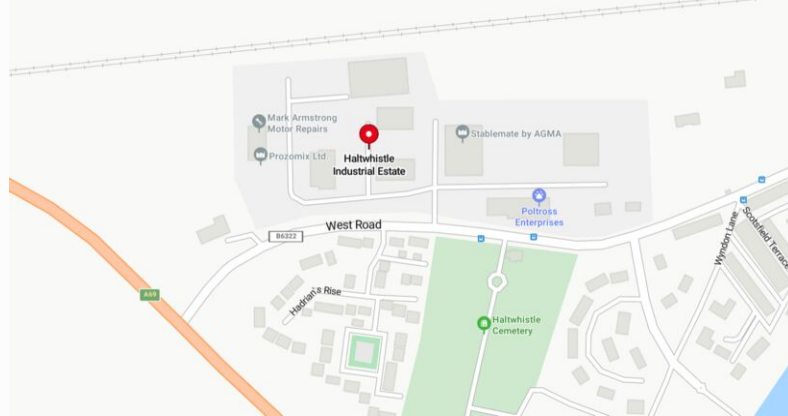
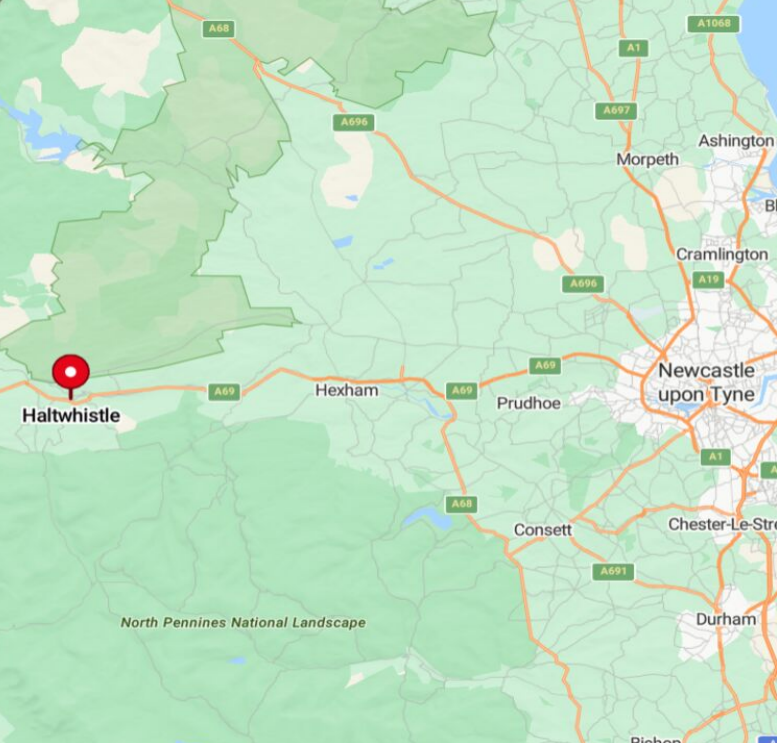


- Located just off A69
- Forecourt parking
- Flexible terms
- Immediate occupation
- Adjoining units can be combined (subject to availability)

**WORKSHOP / INDUSTRIAL UNITS**  
**581 - 1,775 sq ft (54 - 165 sq m)**



**NORTHERN TRUST**  
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## TRAVEL DISTANCE

	Miles	Mins	Transport
Hexham	15	20	Car
Newcastle	37	44	Car
M6	19	26	Car

Source: theAA.com

# HALTWHISTLE INDUSTRIAL ESTATE

HALTWHISTLE, NORTHUMBERLAND



## LOCATION

The estate is situated immediately off the A69 trunk road on the west side of Haltwhistle town centre. Newcastle is 37 miles to the east and the M6 interchange is 19 miles to the west. Haltwhistle is on the main Carlisle to Newcastle railway line.

## DESCRIPTION

Single storey terraced units consisting of brickwork walls and insulated metal decking roof incorporating roof lights. The units have a separate personnel entrance, loading access and forecourt parking..

## SPECIFICATION

- Mains electric and water
- WC and hand washing facilities

## EPC

Copies of individual certificates are available upon 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 Northern Trust to arrange a viewing or for further information.



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