



TO LET

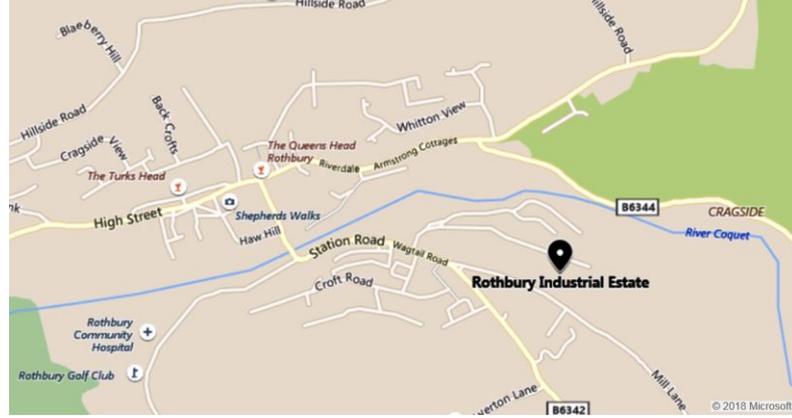
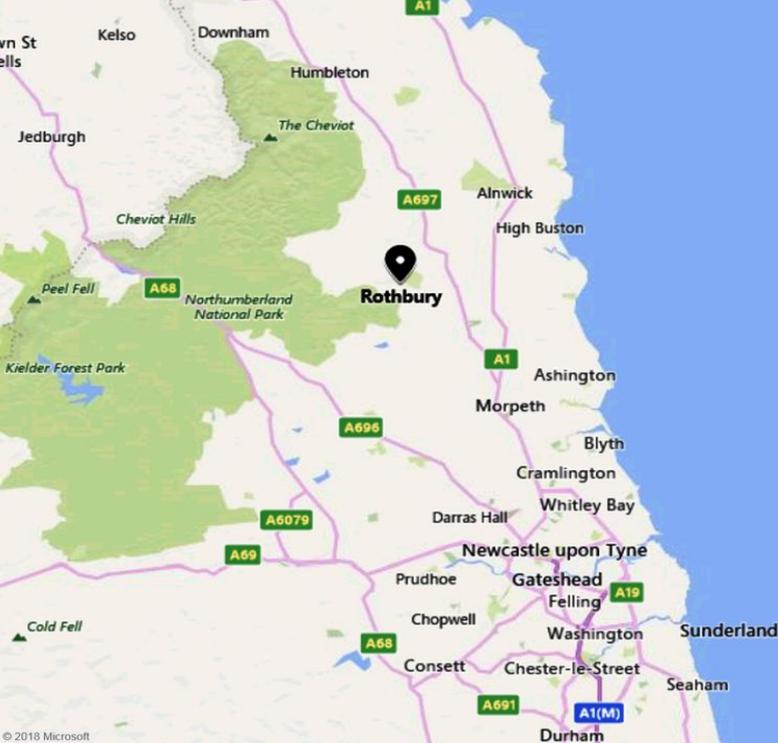
**UNIT 3B
ROTHBURY INDUSTRIAL ESTATE**

ROTHBURY, NORTHUMBERLAND NE65 7RZ



- **Approximately 5 miles from A697**
- **Electrically operated loading door**
- **Generous parking**
- **Flexible terms**
- **Immediate occupation**

INDUSTRIAL UNIT
246 sq m (2,647 sq ft)



TRAVEL DISTANCE

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

Source: theAA.com

UNIT 3B

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 and Morpeth is approximately 15 miles.

DESCRIPTION

Single storey semi detached unit of steel frame construction with brick/blockwork walls and insulated cladding. The roof is insulated metal decking with translucent roof lights. The unit has a separate personnel door, electrically operated loading door and WC facilities. Externally there is generous parking/loading area.

SPECIFICATION

- Mains electric & water
- WC facilities
- Electrically operated loading door 3.6m high by 3.7 m wide

EPC

The property has an Energy Performance rating of B(28). A copy of the EPC is 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

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. June 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland