



NORTHERN TRUST

WWW.NTPROPERTIES.CO.UK



TO LET

BELFORD INDUSTRIAL ESTATE

BELFORD | NORTHUMBERLAND | NE70 7DT

WORKSHOP / INDUSTRIAL UNITS

474 - 2,700 sq ft (44 - 251 sq m)

KEY FEATURES

- Situated just off A1 trunk road
- Tenant controlled access gates
- Flexible terms
- Immediate occupation
- Adjoining units can be combined (subject to availability)



CONTACT US:



0191 221 1999



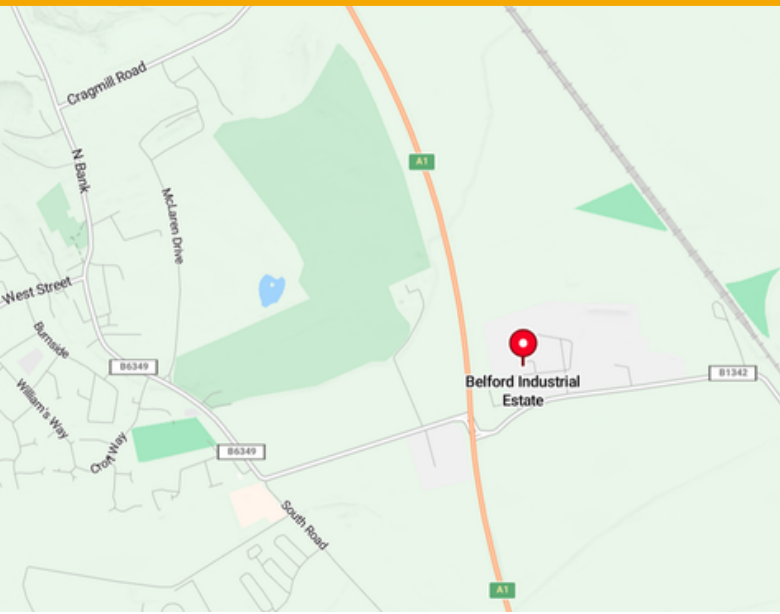
www.ntproperties.co.uk



northeast@northerntrust.co.uk

BELFORD INDUSTRIAL ESTATE

BELFORD | NORTHUMBERLAND | NE70 7DT



LOCATION

Belford Industrial Estate is situated near Belford village, immediately adjacent to the A1. The estate is accessed from the B1342 Station Road, which links directly to the A1, providing strong north-south connections across the region.

The location offers excellent access to both Alnwick, 14 miles to the south-east, and Berwick-upon-Tweed, 15 miles to the north-east.

WORKSHOP / INDUSTRIAL UNITS 474 - 2,700 sq ft (44 - 251 sq m)

DESCRIPTION

Semi detached and terraced units of steel frame construction with brick/blockwork walls and insulated metal cladding. The units have a metal deck roof incorporating roof lights, separate personnel door, loading door and forecourt parking. There is security fencing with tenant controlled access gates.

SPECIFICATIONS

- Mains electricity (3 Phase) and water
- Gas fired warm air heater from bottled gas (Blocks 2 & 3, selected units)
- WC facilities
- Loading doors Block 1 - 3.6m (w) x 3.0m (h)
- Loading doors Block 2 - 2.5m (w) x 3.0m (h)
- Loading doors Block 3 - 3.0m (w) x 3.0m (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

BUSINESS UNITS TO LET ACROSS THE UK

Follow us on



MISREPRESENTATION ACT: Northern Trust 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, dimension, 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 lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Northern Trust 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 Northern Trust. Designed by Northern Trust Company Limited. August 2025.