



TO LET

HADSTON INDUSTRIAL ESTATE

HADSTON, NORTHUMBERLAND NE65 9YG

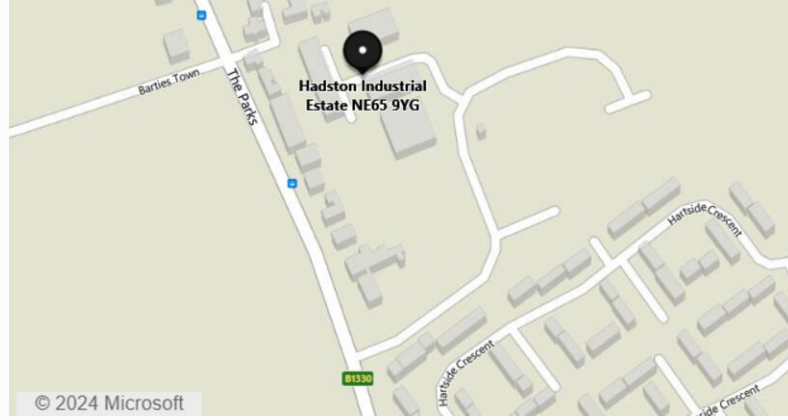


- 3.5 miles south west of Amble
- Close to A1068
- Office to larger units
- Forecourt parking
- Flexible terms
- Tenant controlled access gates

WORKSHOP / INDUSTRIAL UNITS
646 - 2,497 sq ft (60 - 232 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
Amble	3.5	5	Car
A1068	1.1	3	Car
A1	6.0	12	Car
A189 Spine Road	8.9	14	Car

Source: theAA.com

HADSTON INDUSTRIAL ESTATE

HADSTON, NORTHUMBERLAND



LOCATION

Hadston lies immediately to the west of the A1068 and is accessed via the B1330, approximately 3 miles south west of the coastal town of Amble. The A1 is approximately 7 miles to the west and the A1068 Northumberland coastal route is 1 mile from the estate.

DESCRIPTION

The estate comprises 13 units in 3 terraces with forecourt parking. The units are of steel frame construction with brick/blockwork walls. Roofs are of insulated profile metal cladding with translucent roof lights. Units have separate personnel doors, sectional up and over loading door and WC. There is ancillary office accommodation to the larger units.

SPECIFICATION

- Mains electric and water
- Small office to larger units
- Block 4 loading door 3m (w) by 3m (h)
- Blocks 5 & 6 loading door 2.8 m (w) by 3.4m (h)

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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