



TO LET

WILLOWTREE INDUSTRIAL ESTATE

ALNWICK, NORTHUMBERLAND NE66 2HA



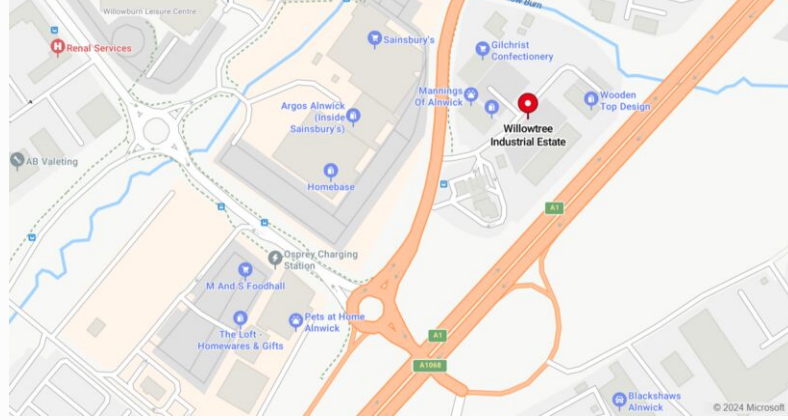
- Adjacent to A1
- Well established estate
- Opposite Alnwick Retail Park
- Estate CCTV
- Tenant controlled access gates
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
833 - 2,777 sq ft (77 - 258 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A1	0.3	2	Car
Berwick	30	38	Car
Morpeth	18	23	Car
Newcastle	33	43	Car

Source: theAA.com

WILLOWTREE INDUSTRIAL ESTATE

ALNWICK, NORTHUMBERLAND



LOCATION

The estate is situated on the outskirts of Alnwick, immediately adjacent to the A1, on the road leading into Alnwick from the south and is opposite Alnwick Retail Park.

DESCRIPTION

The estate comprises single storey terraced units of steel frame construction with brick/blockwork walls and insulated metal cladding. The roofs are of insulated metal sheeting incorporating double skin roof lights. Externally there is forecourt parking/loading areas. The estate benefits from CCTV and security fencing with tenant controlled access gates.

SPECIFICATION

- Mains electricity and water
- WC facilities
- Block 5 loading door - 3.3m (w) by 2.7m (h)
- Blocks 1, 3 & 4 loading door - 3.3m (w) by 3.3m (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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