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TO LET

PEGSWOOD

INDUSTRIAL ESTATE

PEGSWOOD, NORTHUMBERLAND NE61 6HZ

WORKSHOP / INDUSTRIAL UNITS

495 - 2,497 sq ft (46 - 232 sq m)

KEY FEATURES

- Good access to A197 and Morpeth bypass
- Less than 3 miles from Morpeth
- Less than 4 miles from Ashington
- Larger units have offices
- Tenant controlled access gates to Block 1
- Flexible terms



CONTACT US:

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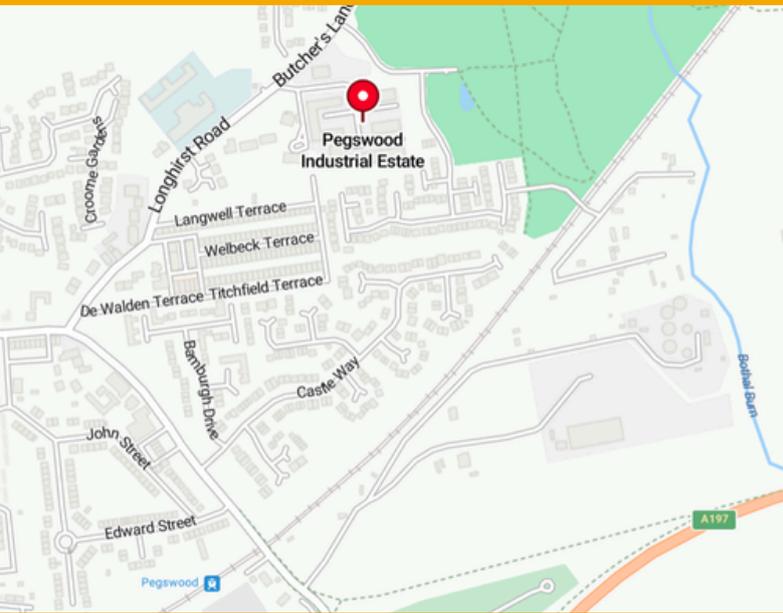
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PEGSWOOD

INDUSTRIAL ESTATE

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LOCATION

The estate is situated off the Longhirst Road in Pegswood, which lies approximately 2 miles to the east of Morpeth and 4 miles to the west of Ashington.

The estate has good access to the A197 Morpeth bypass which links to the A1. Local shops within Pegswood village are nearby.

WORKSHOP / INDUSTRIAL UNITS
495 - 2,497 sq ft (46 - 232 sq m)

DESCRIPTION

The estate comprises single storey terraced units and one detached unit. The units in Block 1 have brickwork walls, insulated tiled roof & internal suspended ceiling. The units in Blocks 2-5 have brickwork walls under a pitched insulated roof. The larger units have an office. Units have a separate personnel entrance and loading door. Externally there is forecourt parking to all units. Block 1 benefits from tenant controlled access gates.

SPECIFICATIONS

- Mains electricity (3 phase) and water
- WC facilities
- Loading doors 2.6m (w) x 2.5m (h) (Block 1)
- Loading doors 2.7m (w) x 2.8m (h) (Blocks 2 & 3)
- Loading doors 2.7m (w) x 3.0m (h) (Block 4)
- Loading doors 2.8m (w) x 3.4m (h) (Block 5)

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



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