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TO LET

BELFORD

INDUSTRIAL ESTATE

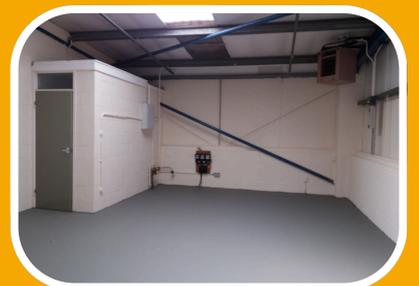
BELFORD, NORTHUMBERLAND NE70 7DT

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:

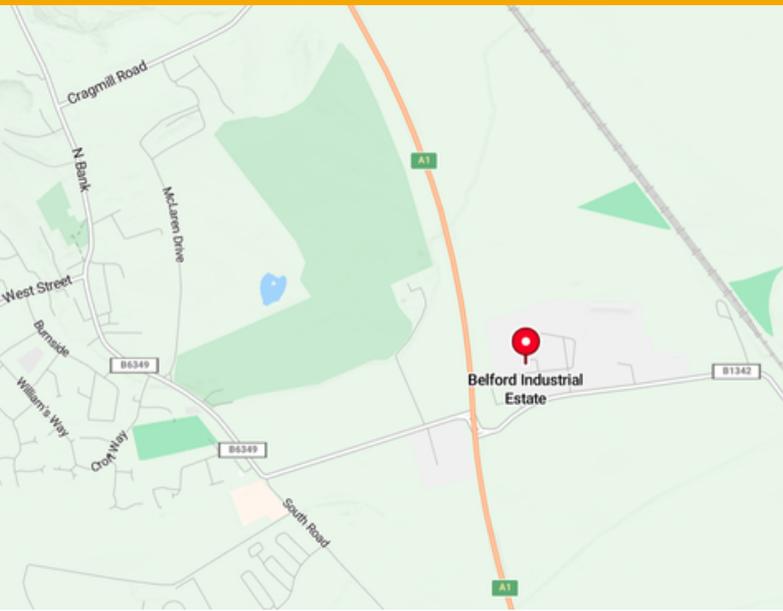
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BELFORD INDUSTRIAL ESTATE

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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



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