



TO LET

COOPIES FIELD

**COOPIES LANE INDUSTRIAL ESTATE, MORPETH,
NORTHUMBERLAND NE61 6JT**

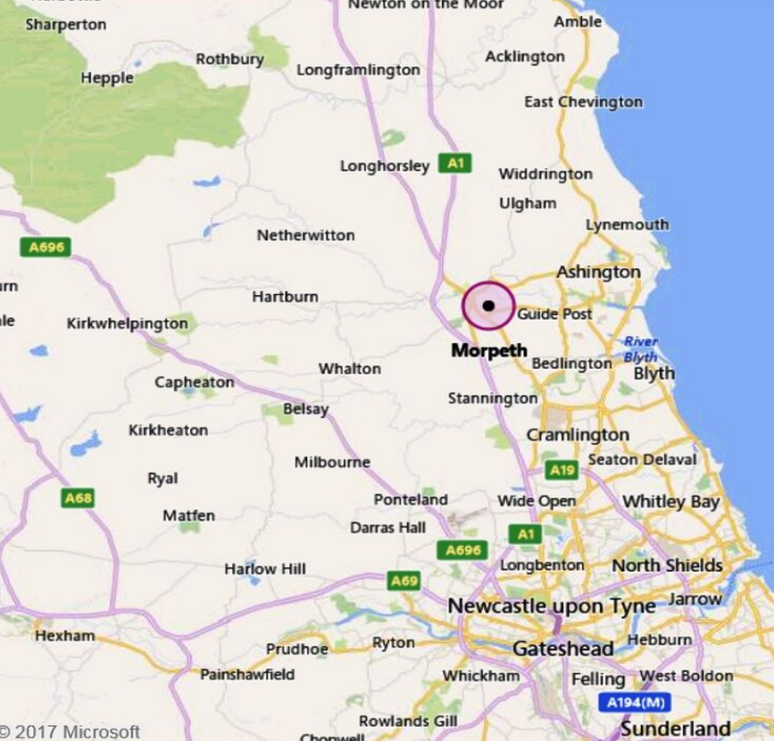


- Popular estate
- Close to train station
- Estate CCTV
- Tenant controlled access gates
- Trade counter operators
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
574 - 4,049 sq ft (53 - 376 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
Morpeth Train Station	0.5	10	Walk
A1 (South)	2.7	7	Car
A19	8.3	13	Car
Newcastle	16.3	30	Car

Source: theAA.com

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LOCATION

The estate is situated on the south easterly outskirts of Morpeth town centre and close to Morpeth railway station. The units are within Coopies Field which forms part of a larger estate that is home to multi-national and regional companies including building construction and trade counters as well as a car dealership franchise. The estate can be accessed via the A192 or the A196.

DESCRIPTION

Single storey terraced units of steel portal frame construction with brick/blockwork walls and insulated cladding above. Separate personnel door and up and over loading door. Larger units in Block 2 have an office area. The estate benefits from estate CCTV and security fencing with tenant controlled access gates.

SPECIFICATION

- 3 phase electrics and WC facilities in each unit
- Translucent rooflight panels
- Block 2 Loading Doors 2.8m by 3.5m
- Block 3 Loading Doors 2.7m by 2.8m or 2.8m by 3.0m
- Block 4 Loading Doors 2.8m by 3.5m

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

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

 northeast@northerntrust.co.uk

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