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# TO LET

## COOPIES FIELD

### COOPIES LANE INDUSTRIAL ESTATE

MORPETH, NORTHUMBERLAND NE61 6JT

## WORKSHOP / INDUSTRIAL UNITS

574 - 4,049 sq ft (53 - 376 sq m)

### KEY FEATURES

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



## CONTACT US:

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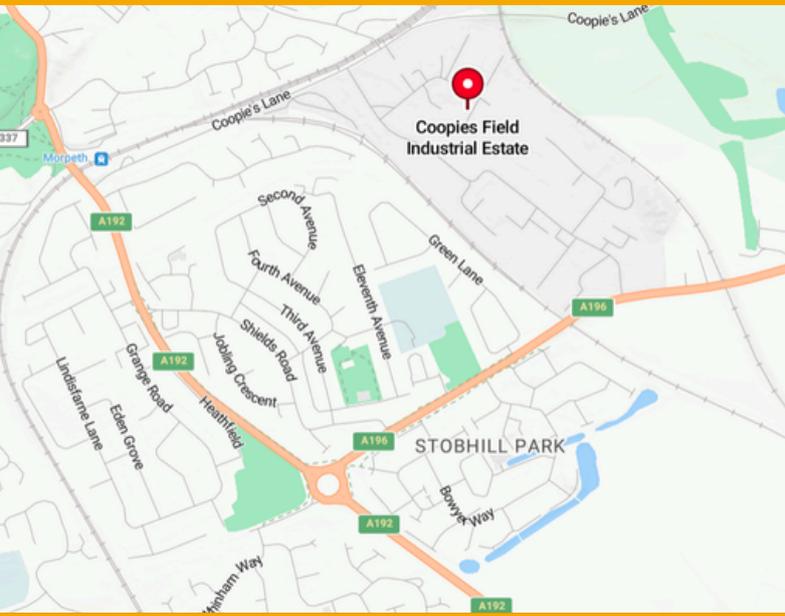
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# COOPIES FIELD

## COOPIES LANE INDUSTRIAL ESTATE

### MORPETH, NORTHUMBERLAND NE61 6JT



#### 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 car dealerships. The estate can be accessed via the A192 or the A196.

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

#### 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 CCTV and security fencing with tenant controlled access gates.

#### SPECIFICATIONS

- 3 phase electrics
- Block 2 Loading Doors 2.8m (w) x 3.5m (h)
- Block 3 Loading Doors 2.7m (w) x 2.8m (h) or 2.8m (w) x 3.0m (h)
- Block 4 Loading Doors 2.8m (w) x 3.5m (h)
- Block 5 Loading Doors 3.6m (w) x 4.3m (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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