



**TO LET**

## BLOCKS 5-8, AMBLE INDUSTRIAL ESTATE

AMBLE, NORTHUMBERLAND NE65 0PE



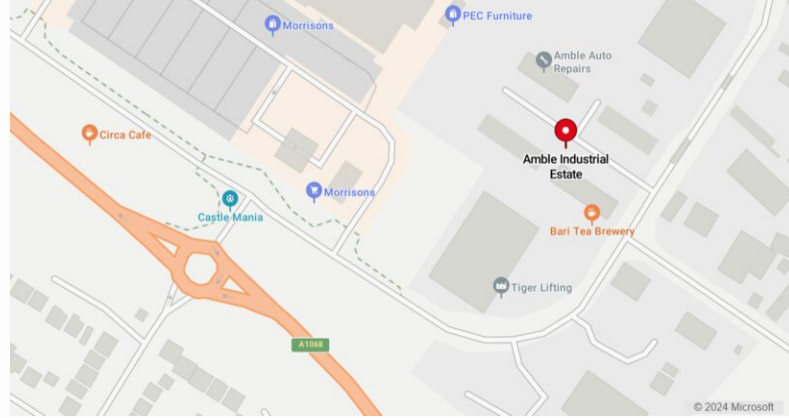
- Popular market town
- Located adjacent to A1068
- Tenant controlled access gates
- Flexible terms
- Adjoining units can be combined (subject to availability)

## WORKSHOP / INDUSTRIAL UNITS

**538 - 1,625 sq ft (50 - 151 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1	7.9	15	Car
A189	9.1	13	Car
Alnwick	9.3	15	Car
Morpeth	13.6	24	Car

Source: theAA.com

# AMBLE INDUSTRIAL ESTATE

AMBLE, NORTHUMBERLAND



## LOCATION

The units are within Coquet Enterprise Park on the outskirts of Amble. The estate lies adjacent to the A1068 Alnwick to Ashington road for easy access to major routes within the region.

## DESCRIPTION

Blocks 5 to 8 are brick built single storey terraced workshops ranging in size from 530 - 1,625 sq ft. The units have a dual pitched metal deck roof incorporating translucent roof lights, separate personnel door and loading door. There is forecourt parking and tenant controlled access gates.

## SPECIFICATION

- Mains electricity and water
- WC facilities
- Loading door 2.7m (w) by 3.1m (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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