



**TO LET**

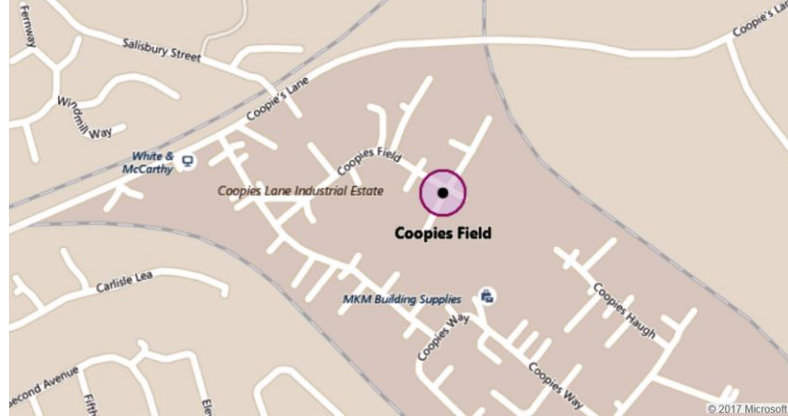
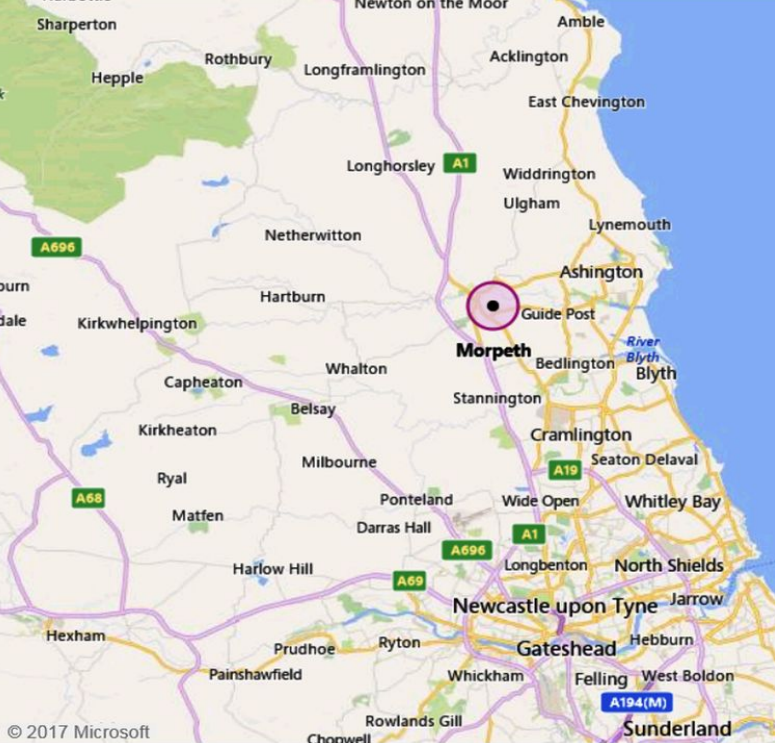
## COOPIES FIELD

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



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

**WORKSHOP / INDUSTRIAL UNITS**  
**581 - 4,049 sq ft (54 - 376 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
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

# COOPIES FIELD

COOPIES LANE INDUSTRIAL ESTATE, MORPETH, NORTHUMBERLAND



## 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 Filed which forms part of a larger estate that is home to multi-national and regional companies from the building construction and plumbing trades 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. The units have a separate personnel door and up and over loading door. The larger units in Block 2 have an office area. The estate benefits from security fencing with tenant controlled access gates and CCTV.

## SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heater
- Office in larger units
- WC facilities

## EPC

Energy Performance ratings for units within Coopies Field range between C and E ratings. Individual certificates are available on 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 Whittle Jones to arrange a viewing or for further information.



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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