



TO LET

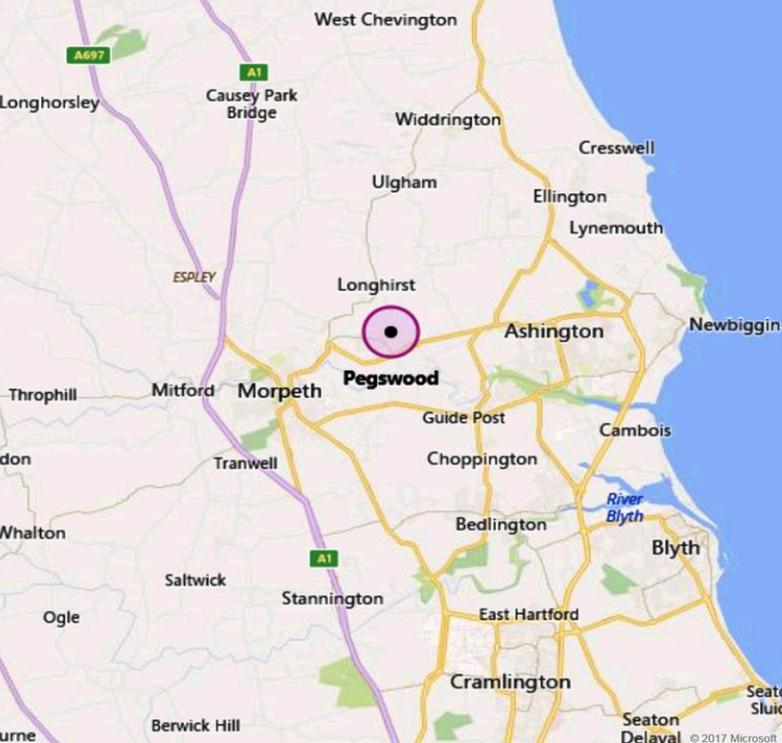
PEGSWOOD INDUSTRIAL ESTATE

PEGSWOOD, MORPETH, NORTHUMBERLAND, NE61 6HZ



- Larger units have offices
- Tenant controlled access gates
- Flexible terms
- Less than 3 miles from Morpeth
- Good access to A197 & Morpeth bypass

WORKSHOP / INDUSTRIAL UNITS
495 - 2,497 sq ft (46 - 232 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Morpeth	2.6	8	Car
A1	3.3	7	Car
Ashington	3.8	10	Car
A189	5.5	12	Car

Source: theAA.com

PEGSWOOD INDUSTRIAL ESTATE

PEGSWOOD, MORPETH, NORTHUMBERLAND



LOCATION

The estate is situated off Butchers Lane in Pegswood, which lies approximately 3 miles to the east of Morpeth and 3 miles to the west of Ashington. The estate has good access to the A197 Morpeth bypass which links to the A1.

DESCRIPTION

The estate comprises single storey terraced units with brickwork walls and an insulated tiled roof. The internal clear height to the underside of the ceiling is 3.3m. The larger units have an office. Externally there is forecourt parking and tenant controlled access gates.

SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heater
- WC facilities
- Loading door 2.6m wide by 2.5m high

EPC

Energy Performance ratings for units within Block 1 range between B and E ratings. Copies of individual EPCs 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

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland