



TO LET

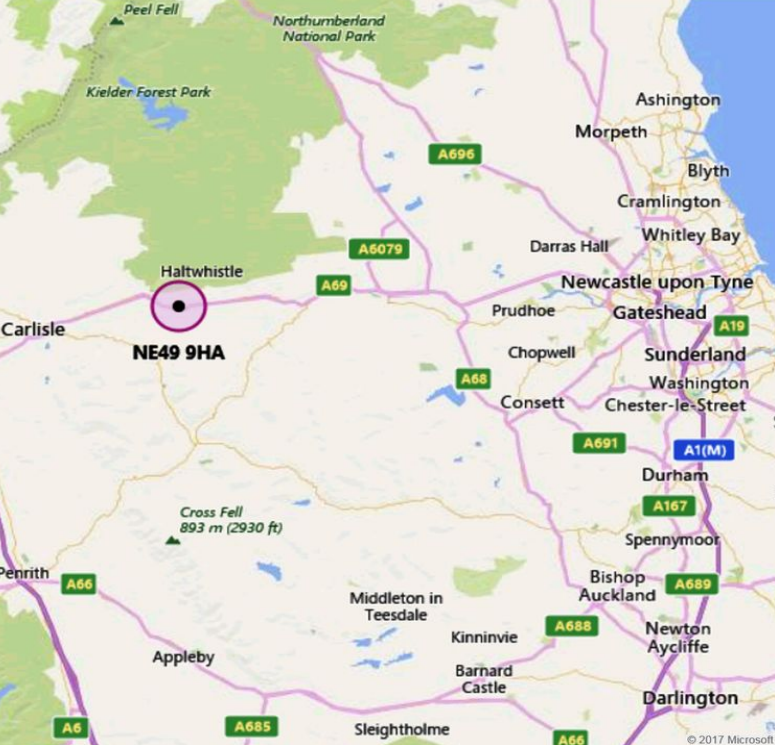
HALTWHISTLE INDUSTRIAL ESTATE

HALTWHISTLE, NORTHUMBERLAND NE49 9HA



- Located just off A69
- Forecourt parking
- Flexible terms
- Immediate occupation
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
581 - 1,775 sq ft (54 - 165 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Hexham	15	20	Car
Newcastle	37	44	Car
M6	19	26	Car

Source: theAA.com

HALTWHISTLE INDUSTRIAL ESTATE

HALTWHISTLE, NORTHUMBERLAND



LOCATION

The estate is situated immediately off the A69 trunk road on the west side of Haltwhistle town centre. Newcastle is 37 miles to the east and the M6 interchange is 19 miles to the west. Haltwhistle is on the main Carlisle to Newcastle railway line.

DESCRIPTION

Single storey terraced units consisting of brickwork walls and insulated metal decking roof incorporating roof lights. The units have a separate personnel entrance, loading access and forecourt parking.

SPECIFICATION

- Mains electric, gas and water
- Gas fired warm air heater
- WC facilities

EPC

Energy Performance ratings for the units range between C and D ratings. Individual certificates 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

For further information or to arrange a viewing please contact one of the letting agents.



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