



**TO LET**

## PEGSWOOD INDUSTRIAL ESTATE

**PEGSWOOD, NORTHUMBERLAND NE61 6HZ**



- Good access to A197 and Morpeth bypass
- Less than 3 miles from Morpeth
- Less than 4 miles from Ashington
- Larger units have offices
- Tenant controlled access gates to Block 1
- Flexible terms

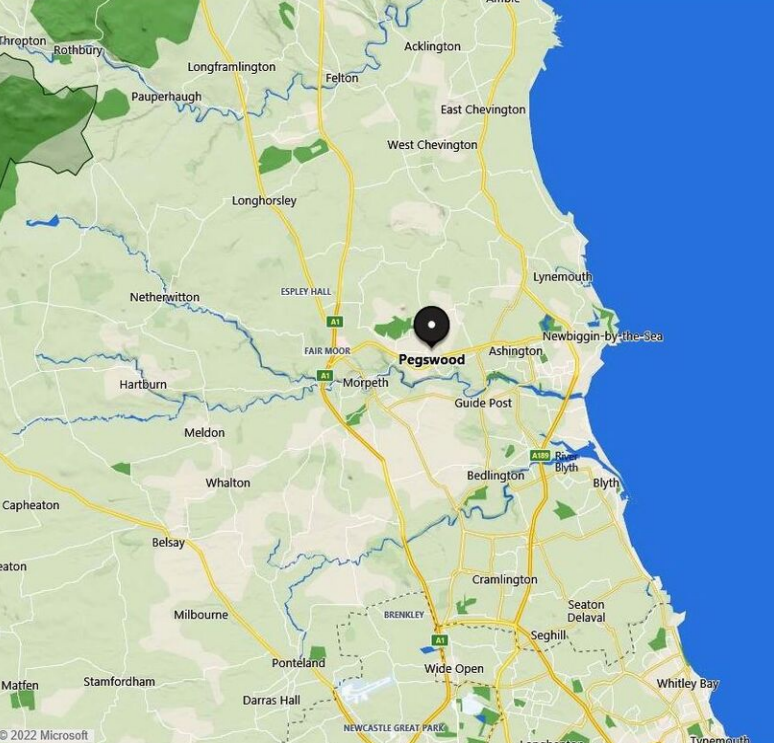


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## WORKSHOP / INDUSTRIAL UNITS

**495 - 2,497 sq ft (46 - 232 sq m)**





## TRAVEL DISTANCE

	Miles	Mins	Transport
Morpeth	2.3	6	Car
A1	3.3	7	Car
Ashington	3.7	8	Car
A189	4.8	11	Car

Source: theAA.com

# PEGSWOOD INDUSTRIAL ESTATE

PEGSWOOD, NORTHUMBERLAND



## LOCATION

The estate is situated off the Longhirst Road in Pegswood, which lies approximately 2 miles to the east of Morpeth and 4 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 and one detached unit. The units in Block 1 have brickwork walls, insulated tiled roof and internal suspended ceiling. The units in Blocks 2-5 have brickwork walls under a pitched insulated roof. The larger units have an office. Units have a separate personnel entrance and loading door. Externally there is forecourt parking to all units. Block 1 benefits from tenant controlled access gates.

## SPECIFICATION

- Mains electricity (3 phase) and water
- WC facilities
- Loading doors 2.6m wide by 2.5m high (Block 1)
- Loading doors 2.7m wide by 2.8m high (Blocks 2 & 3)
- Loading doors 2.7m wide by 3.0m high (Block 4)
- Loading door 2.8m wide by 3.4m high (Unit 5)

## 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

## EPC

Copies of individual EPC certificates are available upon request.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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