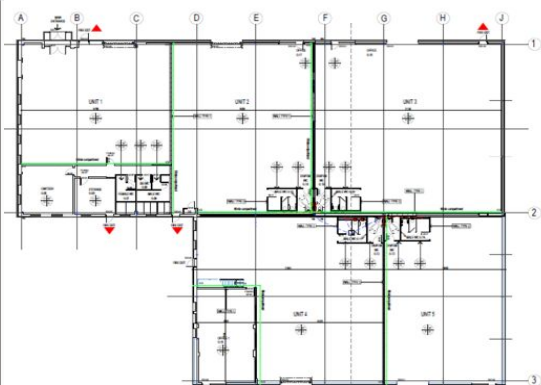




**TO LET**

## UNIT 5 COOPIES FIELD

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



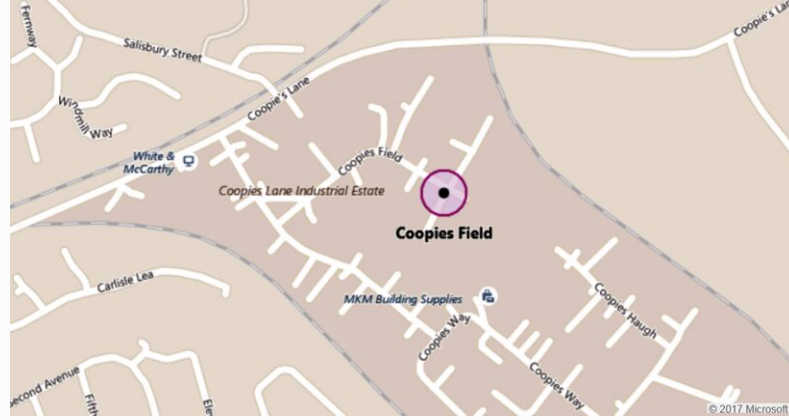
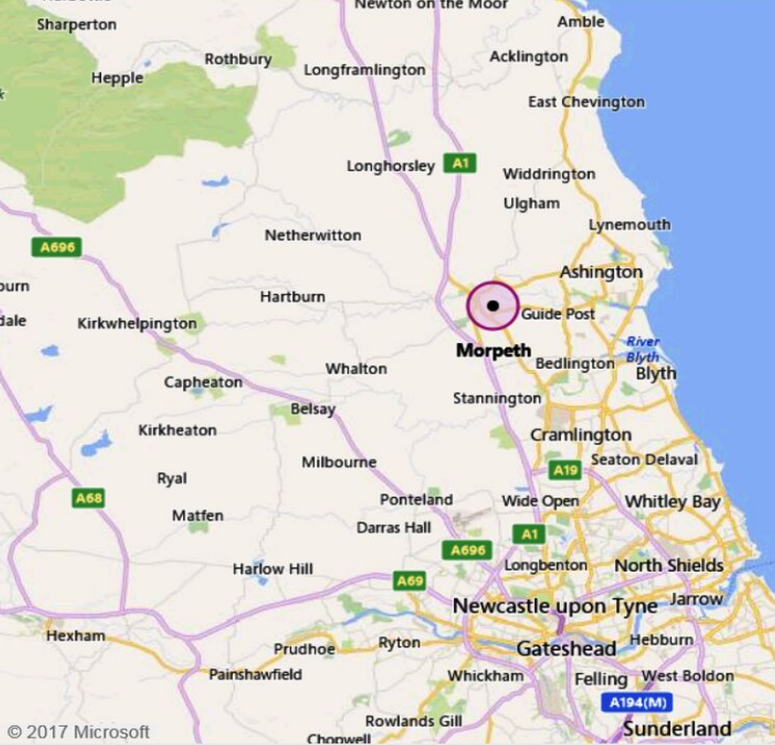
- Versatile space for a variety of uses
- Capable of sub-division to smaller unit sizes
- Undergoing refurbishment works
- Popular estate
- Trade counter operators nearby
- Close to train station and bus routes
- 

**FACTORY / TRADE COUNTER UNITS**  
**19,759 SQ FT (1,836 SQM) Ground Floor Area**



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## TRAVEL DISTANCE

Location	Miles	Mins	Mode
A1 (South)	2.7	7	Car
A19	8.3	13	Car
Newcastle upon Tyne	16.3	30	Car
Morpeth Train Station	0.5	10	Walk

Source: theAA.com

# UNIT 5 COOPIES FIELD

## COOPIES LANE INDUSTRIAL ESTATE, MORPETH



### DESCRIPTION

Detached industrial unit, steel portal framed with brick/block/cladding walls and pitched insulated roofs. 2no level access loading doors. Planning Permission is granted to sub-divide the property into a maximum of 5 individual units. 3 phase electricity supply is available. In the current layout, the northern part of the property has a variety of ground floor rooms comprising reception, offices, storage, canteen, comms room and WCs. First floor accommodation above includes open plan office space, kitchenette, training rooms and a boardroom. The western extension also accommodates ground floor and mezzanine offices. Potential sub-division;

Unit A - 4,714 sqft (438 sqm)

Unit B - 3,627 sqft (337 sqm)

Unit C - 3,810 sqft (354 sqm)

Unit D - 4,628 sqft (430 sqm)

Unit E - 2,981 sqft (277 sqm)

### EPC

Energy Performance Rating Band C (73). The Certificate can be provided upon request.

### LOCATION

South east of Morpeth town centre, Coopies Field is at the northern end of the estate near the main east coast train line and in short walking distance of the train station. Plumbase, MKM, Toolstation, Brewers Decorators, Howden Joinery and Jewsons are all in proximity to the subject property. The estate can be easily accessed off the A192 or A196 roads.

### TERMS

- Tenant Full Repairing Lease for a term length to be agreed
- Landlord insures the property and the tenant reimburses the premium
- Estate Services Charge to be applied based on percentage contribution of annual expenditure on estate common areas
- Tenant responsible for payment of VAT, Business Rates & Utility charges

### VIEWING / FURTHER INFO

Contact Northern Trust Properties



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

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