



**TO LET**

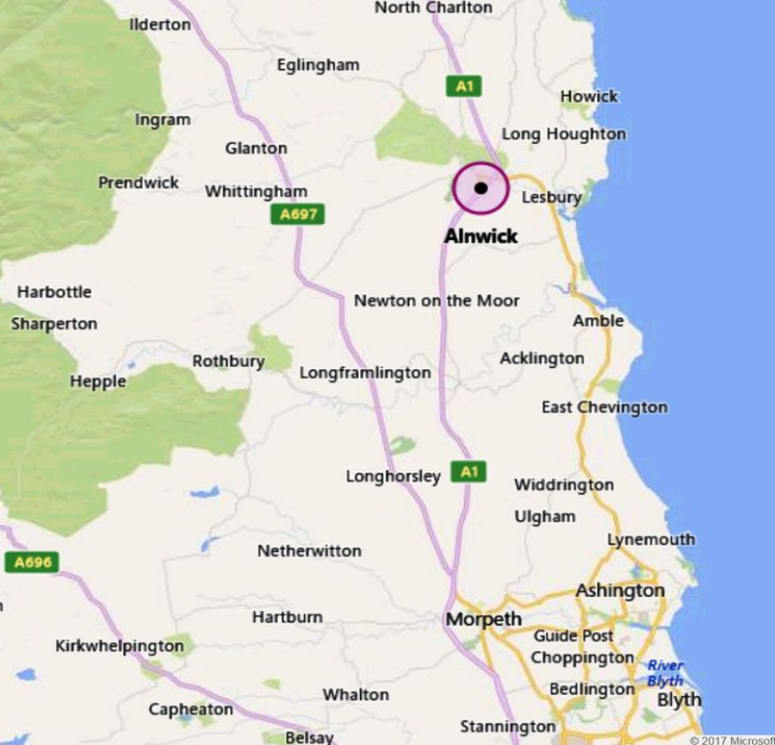
## WILLOWTREE INDUSTRIAL ESTATE

ALNWICK, NORTHUMBERLAND NE66 2HA



- Adjacent to A1
- Well established estate
- Estate CCTV
- Tenant controlled access gates
- Flexible terms

**WORKSHOP / INDUSTRIAL UNITS**  
**833 - 2,777 sq ft (77 - 258 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1	0.3	2	Car
Berwick	30	38	Car
Morpeth	18	23	Car
Newcastle	33	43	Car

Source: theAA.com

# WILLOWTREE INDUSTRIAL ESTATE

ALNWICK, NORTHUMBERLAND



## LOCATION

The estate is situated on the outskirts of Alnwick, immediately adjacent to the A1, on the road leading into Alnwick from the south and is opposite Alnwick Retail Park.

## DESCRIPTION

The estate comprises single storey terraced units of steel frame construction with brick/blockwork walls and insulated metal cladding. The roofs are of insulated metal sheeting incorporating double skin roof lights. Externally there is forecourt parking/loading areas. The estate benefits from security fencing with tenant controlled access gates and CCTV.

## SPECIFICATION

- Mains electricity, gas & water
- Gas fired warm air heaters
- WC facilities
- Loading door 2.7m high by 3.3m wide Block 5
- Loading door 3.3m high by 3.3m wide Blocks 1, 3 & 4

## EPC

Energy Performance ratings for units within the estate range between C and E ratings. Copies of 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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