



**TO LET**

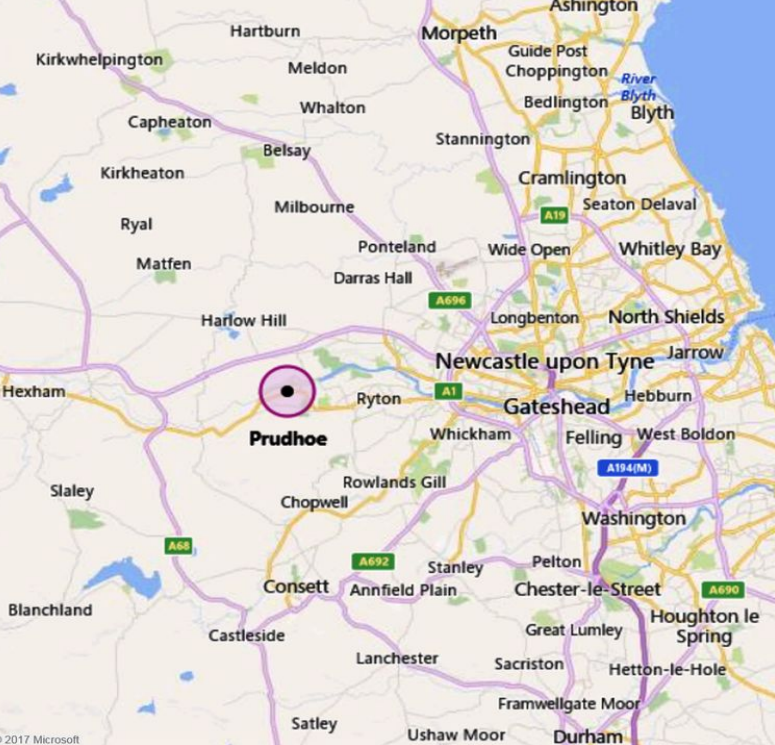
## PRINCESS COURT

**LOW PRUDHOE INDUSTRIAL ESTATE, PRUDHOE,  
NORTHUMBERLAND NE42 6PL**



- Located on A695
- Close to train station
- Good access to A68 and A69
- Forecourt parking
- Flexible terms
- Adjoining units could combine

**WORKSHOP / INDUSTRIAL UNITS**  
**547 - 3,891 sq ft (51 - 361 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Blydon	10	15	Car
A68	5.5	11	Car
A69	7	12	Car
Prudhoe train station	0.8	15	Walk

Source: theAA.com

# PRINCESS COURT

LOW PRUDHOE INDUSTRIAL ESTATE, PRUDHOE, NORTHUMBERLAND



## LOCATION

Princess Court is located on the A695 Blydon to Hexham road providing easy access to A69 and A1 western bypass. Access to all parts of the region is therefore within easy reach. Low Prudhoe is approximately 10 miles west of the A1 and approximately 12 miles east of Hexham.

## DESCRIPTION

Princess Court comprises 12 terraced units and 1 detached single storey unit of steel frame construction with brick/blockwork walls and insulated metal cladding. The units have a separate personnel door and overhead sectional loading door. Internally the units have WC accommodation and the units in Block 1 have an internal office. The units have gas fired warm air heaters from an LPG supply.

## SPECIFICATION

- Mains electricity and water
- LPG gas supply
- Gas fired warm air heater to production area
- WC facilities

## EPC

Energy Performance ratings for units within Princess Court range between D 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**

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