



TO LET

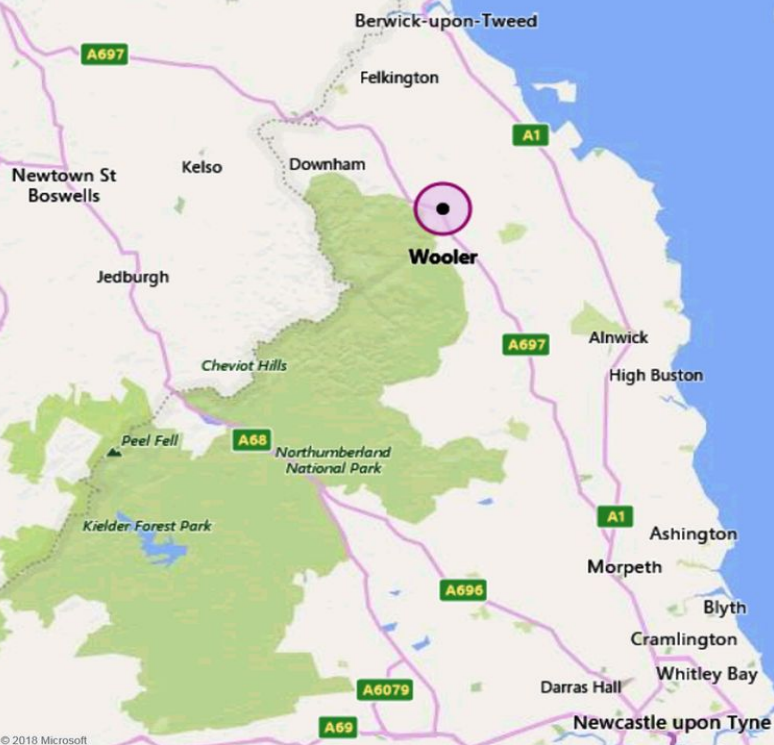
WOOLER INDUSTRIAL ESTATE

WOOLER, NORTHUMBERLAND NE71 6AH



- Well established estate
- Located just off the A697
- Flexible terms
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
1,617 - 2,500 sq ft (150 - 232 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Alnwick	17.0	25	Car
Berwick upon Tweed	16.5	24	Car
Kelso	20.0	27	Car

Source: theAA.com

WOOLER INDUSTRIAL ESTATE

WOOLER, NORTHUMBERLAND



LOCATION

The estate is situated on the western outskirts of Wooler, 46 miles from Newcastle and 63 miles from Edinburgh on the A697 road.

DESCRIPTION

Single storey terraced units of steel frame construction with block and brickwork walls and insulated metal sheeting. The units have a metal deck roof incorporating translucent roof lights, separate personnel door, sectional loading door and forecourt parking.

SPECIFICATION

- Mains electric and water
- Warm air heater served from an LPG supply
- WC facilities
- Sectional loading door 3m high by 3m wide
- Eaves height 3.4m

EPC

Energy Performance ratings for units within Block 3 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

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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