



TO LET

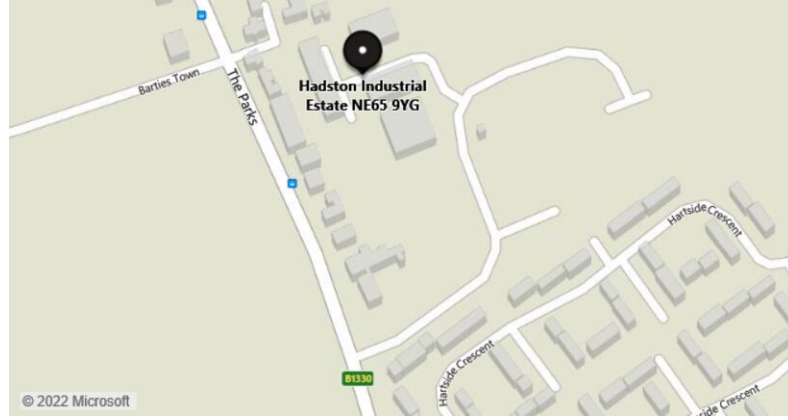
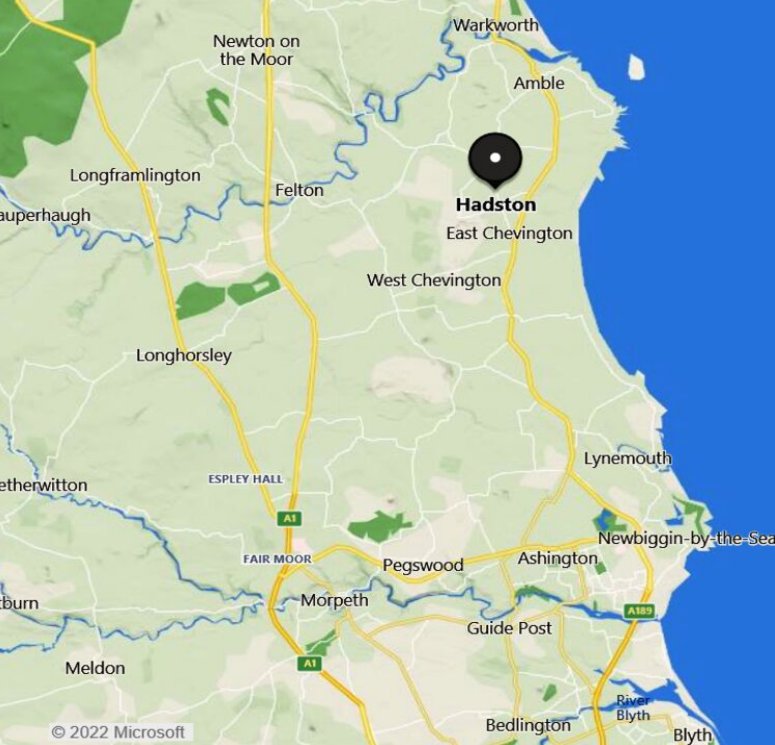
HADSTON INDUSTRIAL ESTATE

HADSTON, NORTHUMBERLAND NE65 9YG



- 3.5 miles south west of Amble
- Close to A1068
- Office to larger units
- Forecourt parking
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
646 - 2,497 sq ft (60 - 232 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Amble	3.5	5	Car
A1068	1.1	3	Car
A1	6.0	12	Car
A189 Spine Road	8.9	14	Car

Source: theAA.com

HADSTON INDUSTRIAL ESTATE

HADSTON, NORTHUMBERLAND



LOCATION

Hadston lies immediately to the west of the A1068 and is accessed via the B1330, approximately 3 miles south west of the coastal town of Amble. The A1 is approximately 7 miles to the west and the A1068 Northumberland coastal route is 1 mile from the estate.

DESCRIPTION

The estate comprises 13 units in 3 terraces with forecourt parking. The units are of steel frame construction with brick/blockwork walls. Roofs are of insulated profile metal cladding with translucent roof lights. Units have a separate personnel door, sectional up and over loading door and WC. There is ancillary office accommodation to the larger units.

SPECIFICATION

- Mains electricity, gas and water
- Small office to larger units
- Loading door 3m wide x 3m high (Block 4)
- Loading door 2.8m wide x 3.4m high (Blocks 5&6)

EPC

The units have an Energy Performance Rating of D(87). 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
- Fixed increase to principal rent 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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