



**TO LET**

## NORTH ROAD INDUSTRIAL ESTATE

**BERWICK UPON TWEED, NORTHUMBERLAND TD15 1UN**



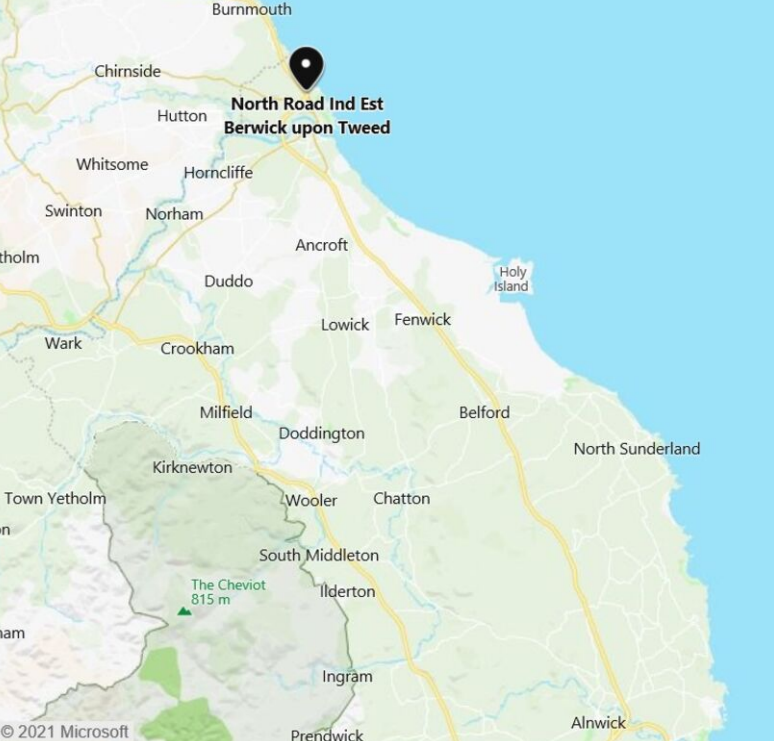
- Excellent access to A1
- Popular trading location
- Close to retail facilities
- Approximately 1.25 miles from town centre
- Flexible terms



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## WORKSHOP / INDUSTRIAL UNITS

**736 - 1,270 sq ft (68 - 118 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1	0.4	2	Car
Berwick Town Centre	1.2	5	Car
Edinburgh	56	70	Car
Newcastle	65	75	Car

Source: theAA.com

# NORTH ROAD INDUSTRIAL ESTATE

BERWICK UPON TWEED, NORTHUMBERLAND

TD15 1UN

## LOCATION

North Road Industrial Estate is situated adjacent to the A1, approximately 1.25 miles north of Berwick town centre and 2.5 miles from the Scottish border. The units are accessed from Windmill Way West on Ramparts Business Park.

## DESCRIPTION

The estate comprises 10 units in 2 terraces with forecourt parking. The units are of steel frame construction with brick/blockwork walls with insulated metal cladding and a pitched roof with translucent roof lights. All units have a separate personnel door and sectional up and over loading door, WC and kitchen area.

## SPECIFICATION

- Mains electricity and water
- Small office to larger units
- Male & female WCs
- Loading doors 2.7m (w) by 3.3m (h)

## EPC

Copies of individual certificates are available upon 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 Northern Trust to arrange a viewing or for further information.



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