



# HADRIAN ENTERPRISE PARK

Hadrian Enterprise Park, Haltwhistle, Northumberland, NE49 0EX

# 10,156 SQ FT INDUSTRIAL SPACE TO LET

• EXCELLENT ON-SITE MANAGEMENT • FLEXIBLE LEASE TERMS

 MCR  
PROPERTY  
GROUP

# DESCRIPTION

Unit A at Hadrian Business Park offers a spacious and adaptable commercial space, ideal for businesses looking to establish or expand their operations. Spanning an impressive 10,156 square feet, this unit provides ample room to accommodate various activities and layouts.

With flexible lease terms available, businesses have the freedom to tailor the space to their specific needs and requirements. Whether it's for manufacturing, storage, distribution, or office purposes, Unit A offers a versatile solution to suit diverse business objectives.

The site benefits from 24 hour CCTV surveillance and is bounded in the main by steel palisade fencing and offers a barrier controlled entrance point at the main entrance from the A69. There are various dedicated parking areas on site and a number of units have their own dedicated parking.



Excellent On-Site Management



Flexible Lease Terms



Direct Access Onto A69



On-Site Car Park



24H CCTV



Self-Contained Unit



# LOCATION

Hadrian Enterprise Park is situated on the southern outskirts of Haltwhistle, Northumberland in the north of England on a self-contained site adjacent to and with direct access onto the A69 trunk road.

Haltwhistle is strategically located on the A69, 23 miles east of Carlisle and the M6 and 37 miles to the west of the A1 at Newcastle Upon Tyne. Hexham is located 17 miles to the west. Northern Rail provide a train service stopping at Haltwhistle and travelling east to Hexham and Newcastle and west to Carlisle. The A69 links to the M6 at Junction 43 Carlisle, providing good access north and south. It also provides access to the A1 at Newcastle leading south to the M1 and north to Scotland and Edinburgh.



# FURTHER INFORMATION

## Planning

The site benefits from B1, B2 & B8 Industrial.

## Terms

£30,000 per annum.

*All leases are contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.*

## Anti-Money Laundering

The successful part will be required to submit documentation to satisfy the Anti-Money Laundering regulations.

## Service Charge

There is a service charge levied to recover the cost of the management and upkeep of common areas including, security and ongoing maintenance. Further information is available upon request.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC Rating

Energy Performance Certificates are available upon request.

Viewings and further information is strictly by appointment.



### James Fletcher

M: +44 (0)7894 411 871

E: james.fletcher@sw.co.uk

### Mark Convery

M: +44 (0)7525 872 141

E: mark.convery@sw.co.uk

## Disclosure (May 2024)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract.