

**ALNWICK**  
TRADE PARK

**NEW BUILD UNITS**

From 4,655 sq ft (432 sq m)  
to 23,000 sq ft (2,137 sq m)



**TO LET**



## Location

Alnwick Trade Park is located at the new entrance to Lionheart Enterprise Park South, at the junction with Shilbottle Road. The new units are less than 0.5 mile from the A1 and 1.5 miles from Alnwick Town Centre. Toolstation have secured Unit 1 and nearby occupiers include Howdens, Wolseley and MKM.

## Description

- Min 6.5m eaves height
- 37.5kN per sq. m floor loading
- Electric up and over sectional loading doors
- Trade counter entrance doors
- 72 car parking spaces

UNITS	M <sup>2</sup>	FT <sup>2</sup>
UNIT 1	391	4,205
UNIT 2	580	6,245
UNIT 3	580	6,245
UNIT 4	977	10,510
UNIT 5	432	4,655
UNIT 6	434	4,670
<b>TOTAL</b>	<b>3,394</b>	<b>36,530</b>



Nick Atkinson MRICS

Direct: 0191 245 3011  
 Mobile: 07950 319060  
 Email: nick@htare.co.uk



Michael O'Driscoll

Direct: 0191 691 2299  
 Email: Michael.ODriscoll@northumberlandestates.co.uk  
 Web: www.northumberlandestates.co.uk

**ALNWICK**  
**TRADE PARK**