



Unit 5 Durham Buildings, Coopies Haugh, Morpeth NE61 6JN

TO LET

Refurbished Trade counter/Warehouse

**5,953 Sq Ft
(553 Sq M)**

DESCRIPTION

A warehouse unit of steel portal frame and brick construction, which is to be subject to refurbishment to include a new steel profile sheet roof and roller shutter door. There will be a forecourt parking area for staff and visitors.

- ✓ Refurbished trade counter unit
- ✓ Prime position fronting Coopies Way
- ✓ 3m x 4.2m roller shutter door
- ✓ Circa 5.0m minimum eaves height.
- ✓ Forecourt parking

LOCATION

In a prime position fronting Coopies Way approximately one mile south of Morpeth town centre and four miles from the A1M. Other occupiers on the estate include Coca Cola, Jewsons, James Burrell, Howdens and MKM.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,953	553

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

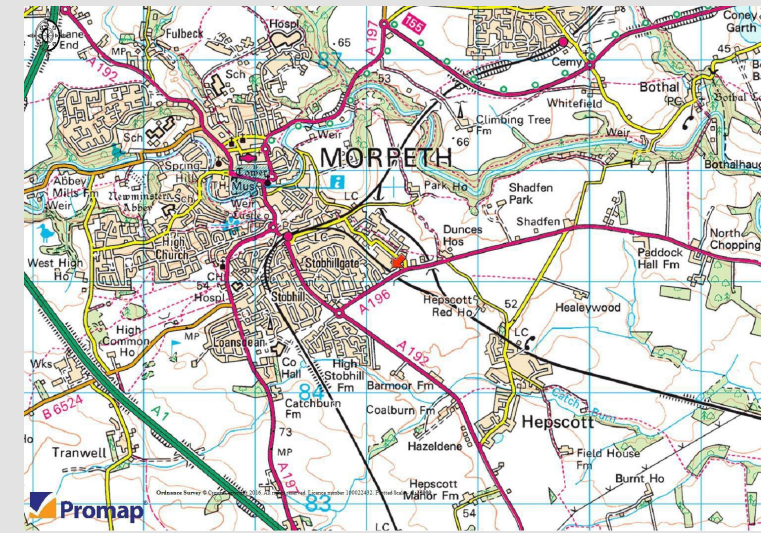
BUSINESS RATES

To be assessed.

TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £45,000 per annum.

EPC EPC to be assessed upon completion of refurbishment.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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