# SOUTH ALNWICK

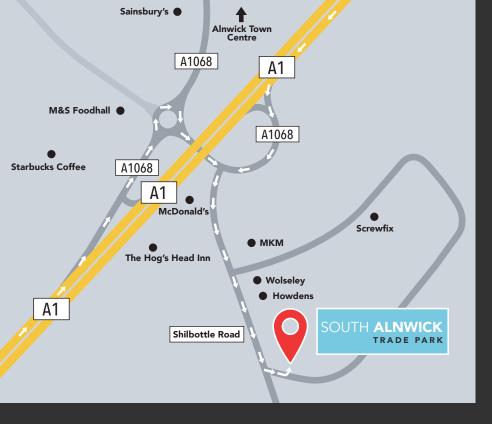
TOOLWORLD

# **NEW BUILD UNITS**

GRANITE

From 4,205 sq ft (391 sq m) to 27,205 sq ft (2,527 sq m)

## **TO LET** Completes Spring 2023



#### Location

Alnwick Trade Park is located at the new entrance to Lionheart Enterprise Park, at the junction with Shilbottle Road. The units are less than 0.25 mile from the A1 and 1.5 miles from Alnwick Town Centre. Nearby occupiers include Howdens, Screwfix, JT Dove, 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



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### Northumberland Estates



#### M<sup>2</sup> FT<sup>2</sup> UNITS 4,205 **UNIT 1** 391 **UNIT 2** 580 6,245 **UNIT 3** 580 6.245 10,510 **UNIT 4** 977 9,325 UNIT 5 866 ø 25 m 36,530 TOTAL 3,394 4 26 3 ø 25 m 68° 2 72 5 LET

SOUTH ALNWICK TRADE PARK, LARCH DRIVE, LIONHEART ENTERPRISE PARK, ALNWICK NE66 2FP

#### Michael O'Driscoll

### SOUTH ALNWICK **TRADE PARK**