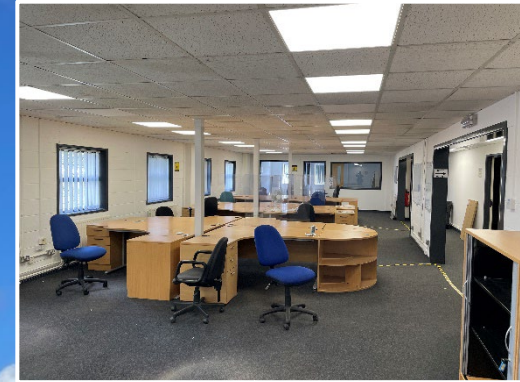


Warehouse/Office To Let

Units 5A, B & C, Coopies Lane Industrial Estate, Morpeth, NE61 6JT

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Warehouse/office unit to let
- Total size of 1,477m² (15,898 ft²)
- Situated within a popular business location
- Good parking and yard space
- Easily accessible by A1(M) and A197
- May be available in whole totalling 24,608ft²

Rent of £84,000 per annum

LOCATION

The subject property is located within Coopies Lane Industrial Estate in Morpeth. Coopies Lane is a popular and established industrial location which is situated on the outskirts of Morpeth town centre and close to Morpeth Railway station which is on the mainline route between Newcastle upon Tyne and Edinburgh. The A1 bypasses Morpeth and can be accessed 3 miles to the west whilst the A197 provides access to Ashington to the east.

The property is less than 1 mile from Morpeth town centre which is a popular market town in the north of Northumberland. Coopies Industrial Estate is occupied by local and national businesses including Coca Cola, Jewson Morpeth, Howdens, MKM and Arc Kitchens & Bathrooms. The property benefits from great prominence onto Coopies Field.

DESCRIPTION

The subject property comprises an industrial unit with associated yard car parking areas to the front. The unit is arranged predominantly over ground floor with areas of first floor offices and mezzanine storage. The property is split into three main bays that could be subdivided subject to requirements. The first of the main bays is comprised of ground and first floor office space with the two further bays providing open plan warehouse accommodation.

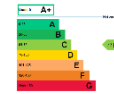
ACCOMMODATION

Unit 5a	598.8m ²	6,446ft ²
Unit 5b	438.7m ²	4,722ft ²
Unit 5c	439.2m ²	4,728ft ²
Total	1,476.8m²	15,898ft²

The unit may be available as a whole, totalling 2,286.14m² (24,608ft²).

EPC RATING

C73



RATING ASSESSMENT

Interested parties should confirm the current position with the Local Authority.

TERMS

The unit is available as a whole by way of a new FRI lease with terms to be agreed at £84,000 (Eighty Four Thousand Pounds) per annum. The unit may be available as a whole with further information available on request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Angus Todd at Bradley Hall.

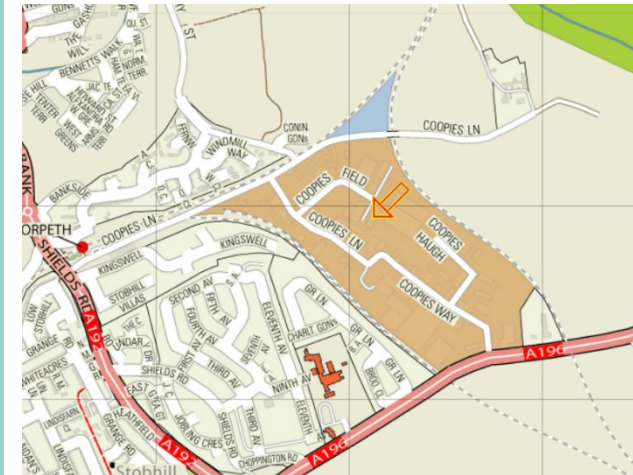
Tel: 01665 605 605
Email: angus.todd@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops on A196
1.2 mile from Morpeth Bus Station



0.5 miles from Morpeth Train Station



2.6 miles from A1(M)
0.9 miles from A197



12.3 miles from Newcastle International Airport