

## TO LET

UNITS 1 & 2, MILFIELD, WOOLER, NORTHUMBERLAND,  
NE71 6HS

- Two units available together or separately
- Desirable road-side location
- Three phase mains electricity



**GFW.**



## UNITS 1 & 2

MILFIELD, WOOLER,  
NORTHUMBERLAND, NE71 6HS

### TRAVEL DISTANCES

Wooler 6 miles - Coldstream 9 miles - Berwick-upon-Tweed 14 miles - Alnwick 25 miles - Newcastle-upon-Tyne 52 miles - Edinburgh 60 miles

### PROPERTY SUMMARY

Two light industrial units available together or separately alongside additional storage and office accommodation located in Milfield, Wooler and directly adjacent to the A697

### RENT

UNIT 1: £27,500 PER ANNUM

UNIT 2: £10,500 PER ANNUM

OR AVAILABLE AS A WHOLE FOR £38,000 PER ANNUM



## LOCATION

The units are located within the village of Milfield, Northumberland which is situated approximately 6 miles north of Wooler and approximately 14 miles south of Berwick-upon-Tweed.

Milfield itself benefits from a public bus service, running between Berwick-upon-Tweed and Wooler, a village hall, a café and a pub.

The units are directly accessible from the A697, a major route connecting Morpeth, Northumberland to Oxton near Edinburgh and often used as an alternative to the A1(M).

## DESCRIPTION

Two light industrial units available together or separately and described as follows:

### Unit 1

Two pitched roof steel portal framed buildings alongside additional brick built office and storage accommodation. This unit is serviced by a three phase electricity supply, mains water and an electrical heating system. The unit also benefits from WC facilities.

### Unit 2

A pitched roof metal clad steel portal framed building benefitting from a three phase electricity supply and mains water

connection.

Both units offer ample parking space.

## ACCOMMODATION

The property includes the following approximate gross external areas:

Unit 1	M <sup>2</sup>	Ft <sup>2</sup>
Steel portal frame (1)	486.35	5,235
Steel portal frame (2)	380.90	4,100
Office, storage and WC	153.29	1,650
<b>Total</b>	<b>1,020.54</b>	<b>10,958</b>

Unit 2	M <sup>2</sup>	Ft <sup>2</sup>
Steel portal frame (3)	190.45	2,050
<b>Total</b>	<b>190.45</b>	<b>2,050</b>

## TERMS

The premises are available as separate units or as a whole by way of a new full repairing and insuring lease at a rent of £27,500 per annum for Unit 1, £10,500 per annum for Unit 2 or £38,000 per annum for the whole (all figures quoted are exclusive of VAT).

The successful tenant (s) will be required to pay a security deposit at the outset of any agreed lease term. All other terms shall be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
1st April 2023 to present	£30,750
20th April 2021 to 31 March 2023	£23,000

The Uniform Business Rate (UBR) for the financial year 2025/2026 is £0.499.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

## LEGAL COSTS

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

## ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of:

### Unit 1

EPC rating C (68)

### Unit 2

EPC rating B (48)

## VAT

All figures are exclusive of VAT where chargeable.

## WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///care.landed.headlight

## VIEWINGS

Viewings are strictly by prior appointment with GFW.

## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.









## INDICATIVE SITE PLAN

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