



## Unit 18 A/B/D, Coopies Lane, Morpeth, Northumberland NE61 6JN

- Industrial / Offices
- Large Secure Compound
- Excellent Transport Links
- Within Popular Industrial Estate
- Floor Area 621 sq. m. (6,685 sq. ft.)
- Site Area 0.202 Hectares (0.5 Acres)
- Ample Private Parking
- Excellent Investment Opportunity

**Offers Over: £350,000 Freehold**

# COMMERCIAL

## Location

The site is located on Coopies Haugh Industrial Estate within an established commercial neighbourhood. The Estate is easily accessed from both the A192 and A196 and estate lies immediately on the south side of the railway approximately 1 mile due south of Morpeth town centre. There is good road access and the Estate also lies adjacent to the railway station.

## Description

We are delighted to bring to the market this secure compound being circa 0.202 Hectares (0.5 Acres) with industrial / office space within, there is also ample parking to the front of the unit.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Industrial	477.35	5,138.15
W.C	9.07	97.62
Office	17.97	193.42
Office	44.35	477.37
Kitchen	2.94	31.64
W.C	3.22	34.65
<b>First Floor</b>		
Office	40.48	435.72
Store	25.74	277.06
<b>Total</b>	<b>621.12</b>	<b>6,685.68</b>

## Site Area

0.202 Hectares (0.5 Acres)

## Tenure

Freehold

## Viewing

Strictly by appointment through this office.

## Rateable Value (Unit 18a Coopies Haugh)

The 2024 Rating List entry is Rateable Value £12,500

## Rateable Value (Unit 18b Coopies Haugh)

The 2024 Rating List entry is Rateable Value £11,750

## Rateable Value (Unit 18d Coopies Haugh)

The 2024 Rating List entry is Rateable Value £8,100

## Price

£350,000 Offers over

## Viewing

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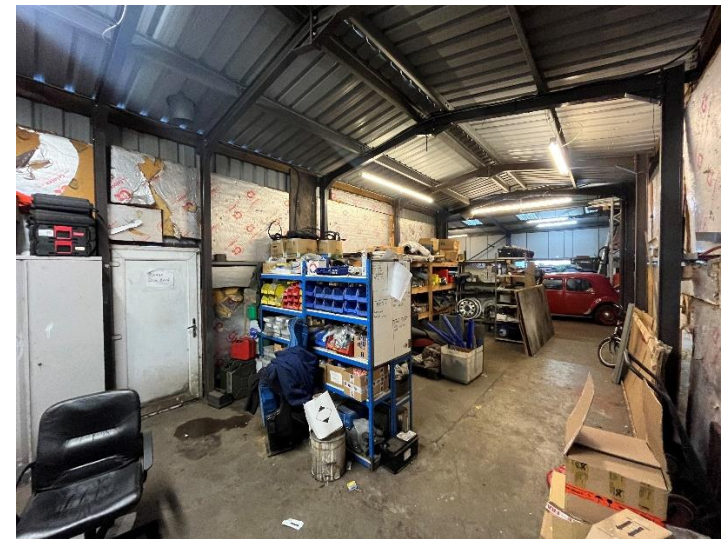
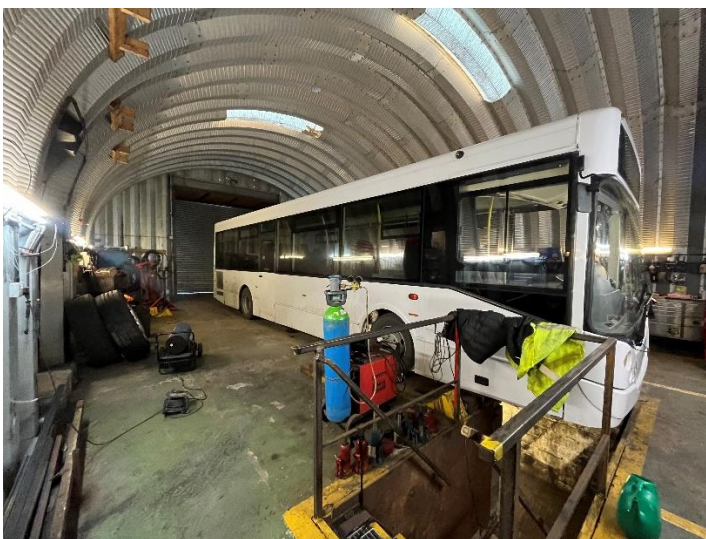
## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

## Ref I138 (Version 1)

Prepared 22<sup>nd</sup> November 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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