



# TO LET

## 2&3 Alnwick Station Wagon Way Road Alnwick NE66 2NP

- Available Q2 2026 due to relocation
- 7,676 sq ft (713.1 sq m)
- Large secure yard 0.33 acre (1,360 sq m)
- Trade Counter with storage above
- Popular location close to Alnwick Town Centre
- 2 loading doors
- Could be split into individual units

### SUBJECT TO CONTRACT

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**HTA Real Estate**  
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### Location

The premises are located on the Alnwick Station Estate on the periphery of Alnwick Town Centre with access off Wagon Way Road. A popular and accessible location next to Lidl and behind Barter Books. Other occupiers include Alnwick Auctions, JRC Motors and The Carpet Warehouse.

### Description

The property comprises two industrial units of steel portal frame construction. The dividing wall has been removed in part to connect the two units. Access is via one electrically operated roller shutter door in each unit measuring 4.3m wide by 4m high.

Unit 2 includes a small office and WC block at the front. Unit 3 has been fitted out with a large trade counter and office with light storage above.

Externally there is a large secure fenced yard to the southern elevation which is accessed via double gates.



Service yard

### Accommodation

	sq m	sq ft
Unit 2	360.5	3,881
Unit 3	352.6	3,795
Includes trade counter 1,868 sq ft		
<b>Total GIA</b>	<b>713.1</b>	<b>7,676</b>

### Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £51,750 per annum exclusive.

### Business Rates

The property is on the VOA website with a Rateable Value of £41,000. The new RV from 1<sup>st</sup> April 2026 is £50,000.

### Services

We understand that the property is connected to all mains services except gas. All interested parties must however make their own investigations into service provisions.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

EPC Rating C(62). A copy is available on our website.

### Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

### Viewing

Via Agents HTA Real Estate: -

Contact: Simon Hill  
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