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TO LET

UNIT 1A, COQUET VIEW
ROTHBURY INDUSTRIAL ESTATE

ROTHBURY | NORTHUMBERLAND | NE65 7RZ

REFURBISHED INDUSTRIAL UNIT

4,268 sq ft (397 sq m)





KEY FEATURES

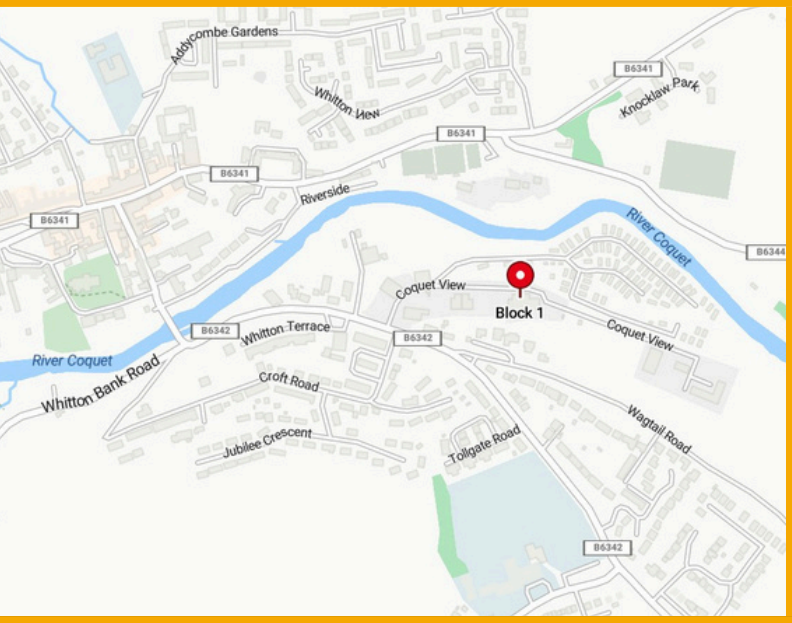
- Refurbished unit
- Generous parking provision
- Close to Rothbury town centre
- A697 approximately 6 miles
- 3 year lease term

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LOCATION

Rothbury Industrial Estate is located just off Station Road, Rothbury. The town is circa 6 miles from the A697 which provides links to Morpeth and the A1 to the South and to the A68 Oxton (nr Edinburgh) to the North.

Alnwick is approximately 12 miles to the north east and Morpeth is approximately 16 miles to the south east.

REFURBISHED INDUSTRIAL UNIT
4,268 sq ft (397 sq m)



DESCRIPTION

Semi-detached unit of steel frame construction with brick/blockwork walls and insulated metal cladding. The unit has been fully refurbished to include a new roof, cladding, doors (including electrically operated loading door), LED lighting throughout and new WC fittings. The unit has 7 parking bays. Additional hardstanding at the gable can be included.

SPECIFICATION

- Mains electricity (72 kVA) and water
- Loading door circa 3.3m (w) x 3.8m (h)
- Height to underside of lighting trunking 3.7m
- LED lighting

EPC

Individual EPC certificates available on request.

TERMS

- Three year fully repairing tenancy. Longer term leases can be accommodated.
- Rent deposit required
- Rent quoted includes the cost of external decoration, estate service charge and building insurance
- Tenant responsible for all repairs (excluding external decoration)
- Tenant responsible for payment of VAT, rates and utility charges

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BUSINESS UNITS TO LET ACROSS THE UK

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