



**TO LET**

## **EAST ORD INDUSTRIAL ESTATE**

**BERWICK UPON TWEED, NORTHUMBERLAND TD15 2XF**



- **Good access to A1**
- **Occupier controlled security gates**
- **Established estate**
- **Close to town centre**
- **Flexible terms**
- **Adjoining units can be combined (subject to availability)**

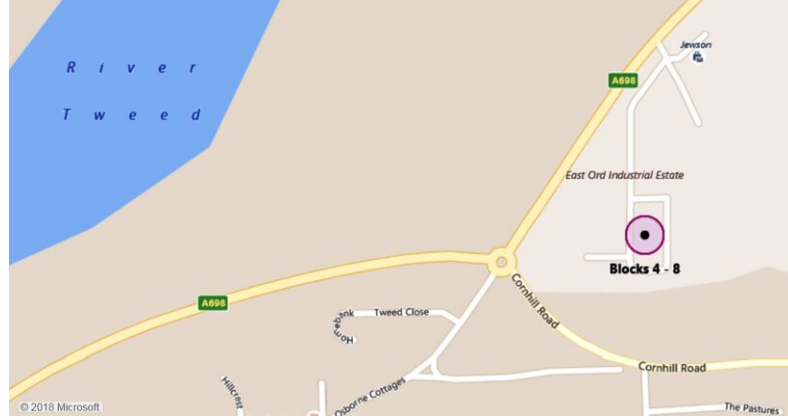
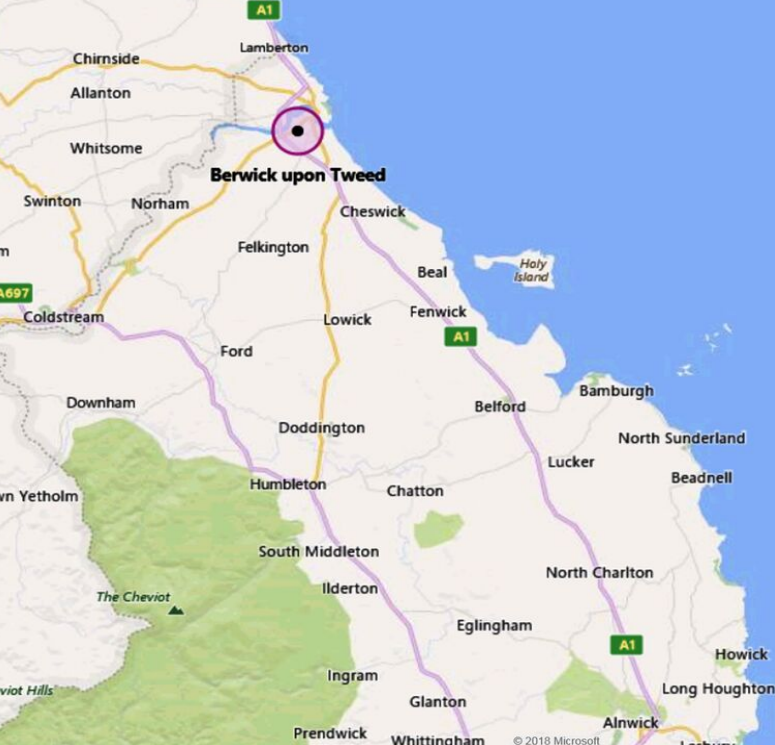
## **WORKSHOP / INDUSTRIAL UNITS**

**581 - 2,119 sq ft (54 - 196 sq m)**



**NORTHERN TRUST**

[www.ntrproperties.co.uk](http://www.ntrproperties.co.uk)



## TRAVEL DISTANCE

	Miles	Mins	Transport
A1	0.9	3	Car
A697	12	17	Car
Edinburgh	56	75	Car
Newcastle	64	80	Car

Source: theAA.com

# EAST ORD INDUSTRIAL ESTATE

BERWICK UPON TWEED, NORTHUMBERLAND



## LOCATION

The estate is situated on the A698 Berwick to Coldstream road, approximately half a mile from the A1 and less than a mile from Berwick town centre. The popular market town is approximately two miles from the Scottish border and is on the East Coast railway line.

## DESCRIPTION

Single storey terraced units of steel portal frame construction with brick/blockwork walls and insulated metal sheeting. The roofs are of insulated metal decking incorporating roof lights. The units have a separate personnel door, insulated up and over loading door and forecourt parking. The estate benefits from security fencing and tenant controlled access gates.

## SPECIFICATION

- 3 Phase electric and mains water
- WC facilities
- Blocks 6-8 loading door 2.7m wide by 2.7m high

## EPC

Copies of individual certificates are available upon request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

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