



TO LET

UNIT 5 COOPIES FIELD

**COOPIES LANE INDUSTRIAL ESTATE, MORPETH,
NORTHUMBERLAND NE61 6JT**

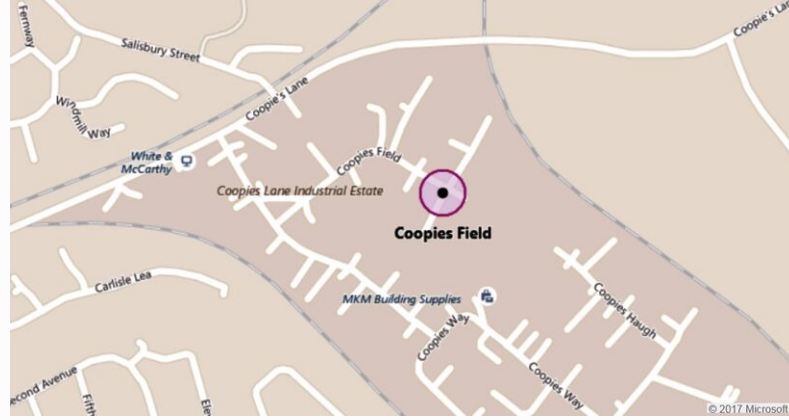
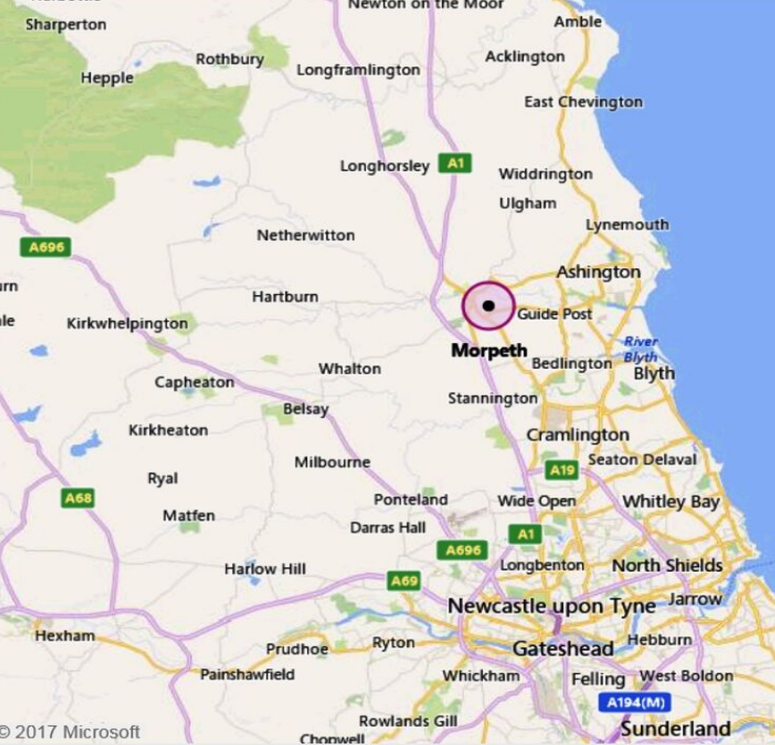


- Versatile space for a variety of uses
- Sub-division to smaller unit sizes
- Adjoining units may combine (subject to availability)
- Popular estate
- Trade counter operators nearby
- Close to train station and bus routes

FACTORY / TRADE COUNTER UNITS
2,760 sqft to 4,714 sqft (256 sqm to 438 sqm)



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TRAVEL DISTANCE

Location	Miles	Mins	Mode
A1 (South)	2.7	7	Car
A19	8.3	13	Car
Newcastle upon Tyne	16.3	30	Car
Morpeth Train Station	0.5	10	Walk

Source: theAA.com

UNIT 5 COOPIES FIELD

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DESCRIPTION

An industrial unit which is steel portal framed with brick/block/cladding walls and pitched insulated roofs. Recent refurbishment works have sub-divided the property into 5 individual works with new glazed access doors and new electric loading doors. Eaves heights are circa 4.8m with ridge heights circa 6.0m. Additional parking has been created on site. A 3 phase electricity supply is available to all units.

Unit 5A - 4,714 sqft (438 sqm)

Unit 5B - 2,760 sqft (256 sqm)

Unit 5C - 4,190 sqft (389 sqm)

Unit 5D - 4,628 sqft (430 sqm)

Unit 5E - 2,981 sqft (277 sqm)

EPC

Energy Performance Rating Band C (73). The Certificate can be provided upon request.

VIEWING / FURTHER INFO

Contact Northern Trust Properties

LOCATION

South east of Morpeth town centre, Coopies Field is at the northern end of the estate near the main east coast train line and in short walking distance of the train station. Plumbase, MKM, Toolstation, Brewers Decorators, Howden Joinery and Jewsons are all in proximity to the subject property. The estate can be easily accessed off the A192 or A196 roads.

TERMS

- Tenant Full Repairing Lease for a term length to be agreed or Standard Full Repair Tenancy Agreement for 3 years.
- Landlord insures the property and the tenant reimburses the premium (via Maintenance Rent for tenancies)
- Estate Services Charge to be applied based on percentage contribution of annual expenditure on estate common areas (for Leases only), Maintenance Rent to be payable for tenancies.
- Tenant responsible for payment of VAT, Business Rates & Utility charges



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

northeast@northerntrust.co.uk

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