



TO LET

PRINCESS COURT

**LOW PRUDHOE INDUSTRIAL ESTATE, PRUDHOE,
NORTHUMBERLAND NE42 6PL**

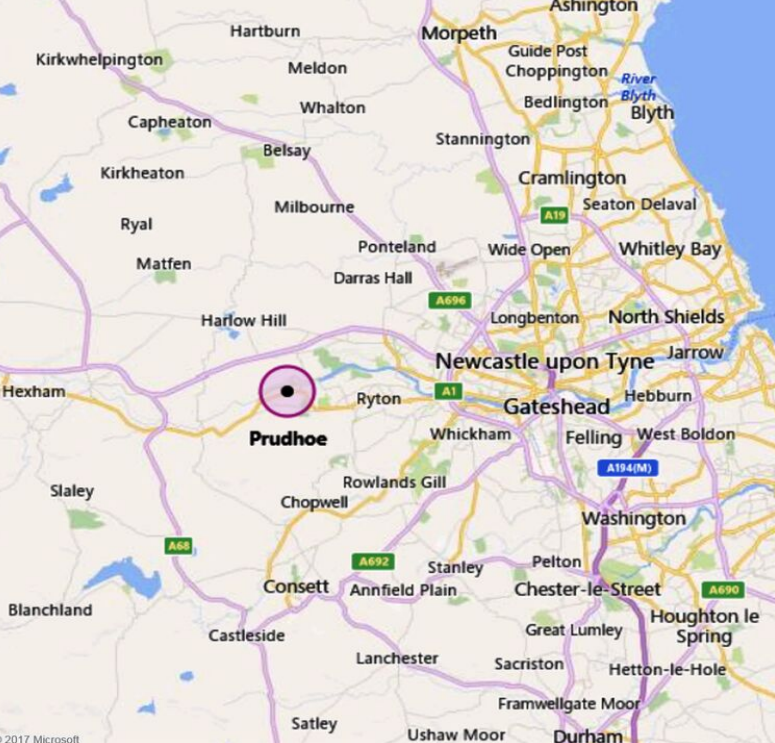


- Located on A695
- Close to train station & Tyne View Retail Park
- Good access to A68, A69, A1
- Forecourt parking
- Adjoining units could combine
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
547 - 3,891 sq ft (51 - 361 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Blydon	10.0	15	Car
A68	5.5	11	Car
A69	7.0	12	Car
Prudhoe Train Station	0.8	15	Walk
Newcastle City Centre	11.2	23	Car

Source: theAA.com

PRINCESS COURT

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LOCATION

Princess Court is located on the A695 Blydon to Hexham road providing easy access to the A69, A68 and the A1 western bypass. Access to all parts of the region therefore are within easy reach. Low Prudhoe is approximately 10 miles west of the A1 and approximately 12 miles east of Hexham. The estate is close to the train station and Tyne View Retail Park providing high footfall.

DESCRIPTION

Princess Court comprises 12 terraced units and 1 detached single storey unit of steel frame construction with brick/blockwork walls and insulated metal cladding. The units have a separate personnel door and overhead sectional loading door. Internally the units have WC accommodation and the units in Block 1 have an internal office.

SPECIFICATION

- Mains electricity and water
- WC facilities
- Office accommodation (Block 1)
- Separate personnel and loading doors
- Block 1 Loading doors are 2.7m (w) x 3.5m (h)
- Block 3 Loading doors are 2.7m (w) x 3.0m (h)

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

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

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



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