



TO LET

Blocks 3 & 4, Rothbury Industrial Estate

Rothbury, Northumberland NE65 7RZ



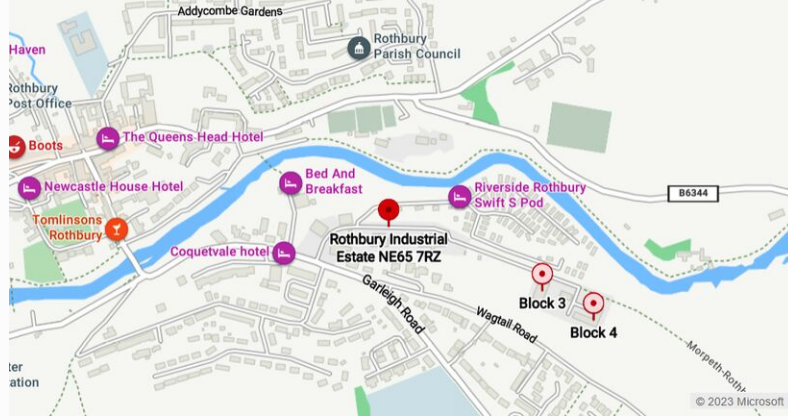
- **Close to Rothbury town centre**
- **A697 approximately 6 miles**
- **Forecourt parking**
- **Flexible terms**

WORKSHOP / INDUSTRIAL UNITS
580 - 2,719 sq ft (54 - 253 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A697/B6344 junction	6.5	14	Car
Alnwick	12	23	Car
Morpeth	16	30	Car

Source: theAA.com

Rothbury Industrial Estate

Rothbury, Northumberland



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 Oxtun (nr Edinburgh) to the North. Alnwick is approximately 12 miles to the north east and Morpeth is approximately 16 miles to the south east.

DESCRIPTION

The estate comprises of two blocks of single storey semi detached and terraced units of steel frame construction with brick/blockwork walls and insulated cladding. The units have a separate personnel door, loading door and WC facilities. There is forecourt parking to the units.

SPECIFICATION

- Mains electric and water
- WC facilities
- Block 3 loading doors 3.7m wide by 3.6m high
- Block 4 loading doors 2.9m wide by 3.0m 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

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