



**HADRIAN
ENTERPRISE
PARK**

**OPEN STORAGE PLOTS &
NEW BUILD INDUSTRIAL
UNITS FOR SALE/TO LET**

- RANGE OF SIZES FROM 0.1 - 14 ACRES
- FOR SALE FREEHOLD OR TO LET

Hadrian Enterprise Park, Haltwhistle,
Northumberland, NE49 0EX

DESCRIPTION

Hadrian Enterprise Park occupies a site of circa 14.1 acres (5.7 hectares) of both open storage land and industrial units.

A demolition plan has been created in order to increase the amount of open storage space available. The plan below illustrates the plots which are currently available.

The site and premises benefit from all mains services including three phase electric, gas, water and drainage.

A range of surface types are available.

ZONES	SIZE	SURFACE	STATUS
Zone A	2.9 Acres	Hardstanding	Available
Zone B	0.7 Acres	Tarmac, Additional area available currently laid to grass.	Available
Zone C	2.5 Acres	Hardstanding	Available
Zone D	1.4 Acres	Hardstanding	Available

A new build industrial unit scheme has been prepared and any interest in a unit of any size is now invited.

Offering:

- Design & Build
- Range of unit sizes
- Flexible Lease Options
- Target EPC B

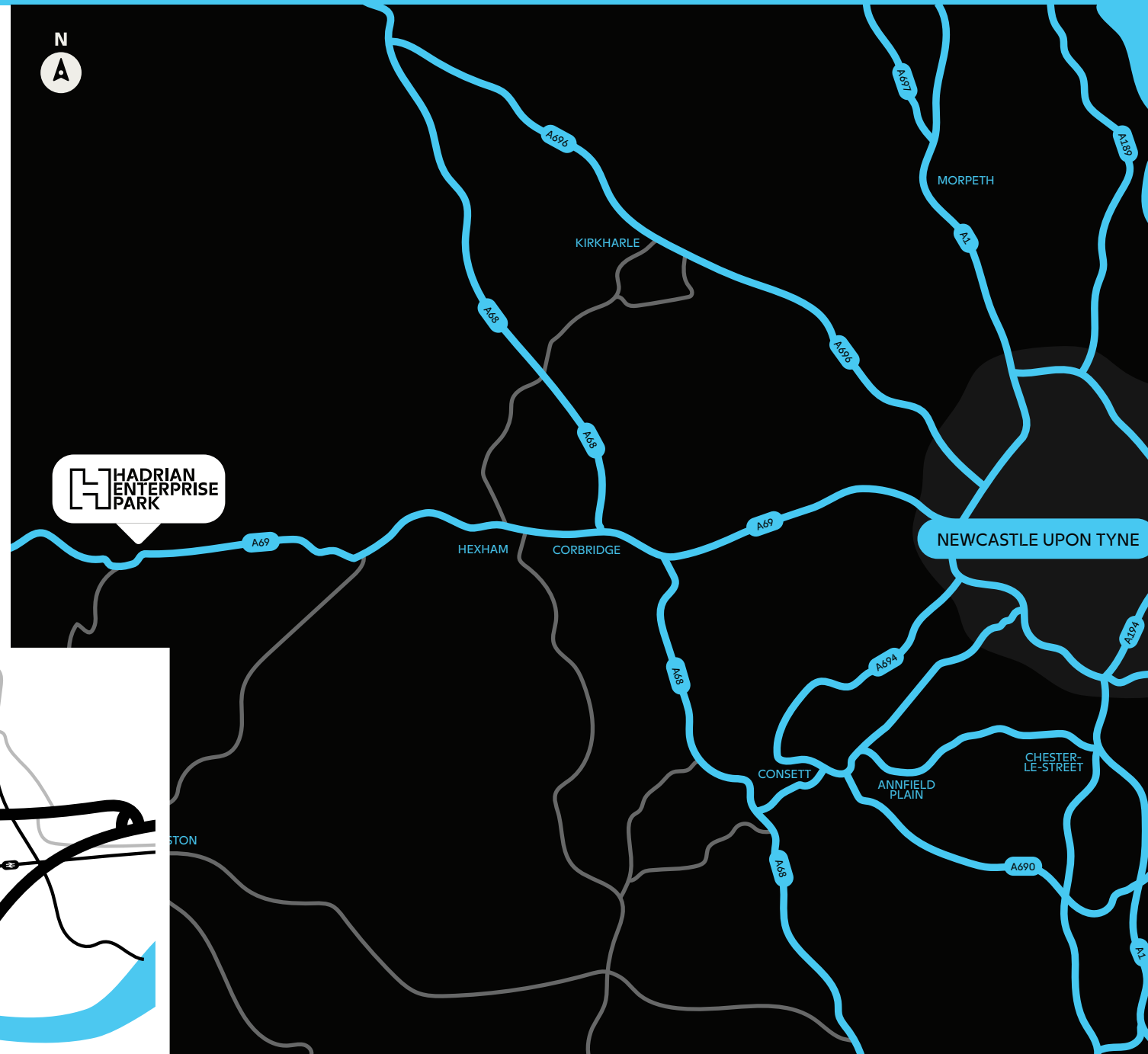


LOCATION

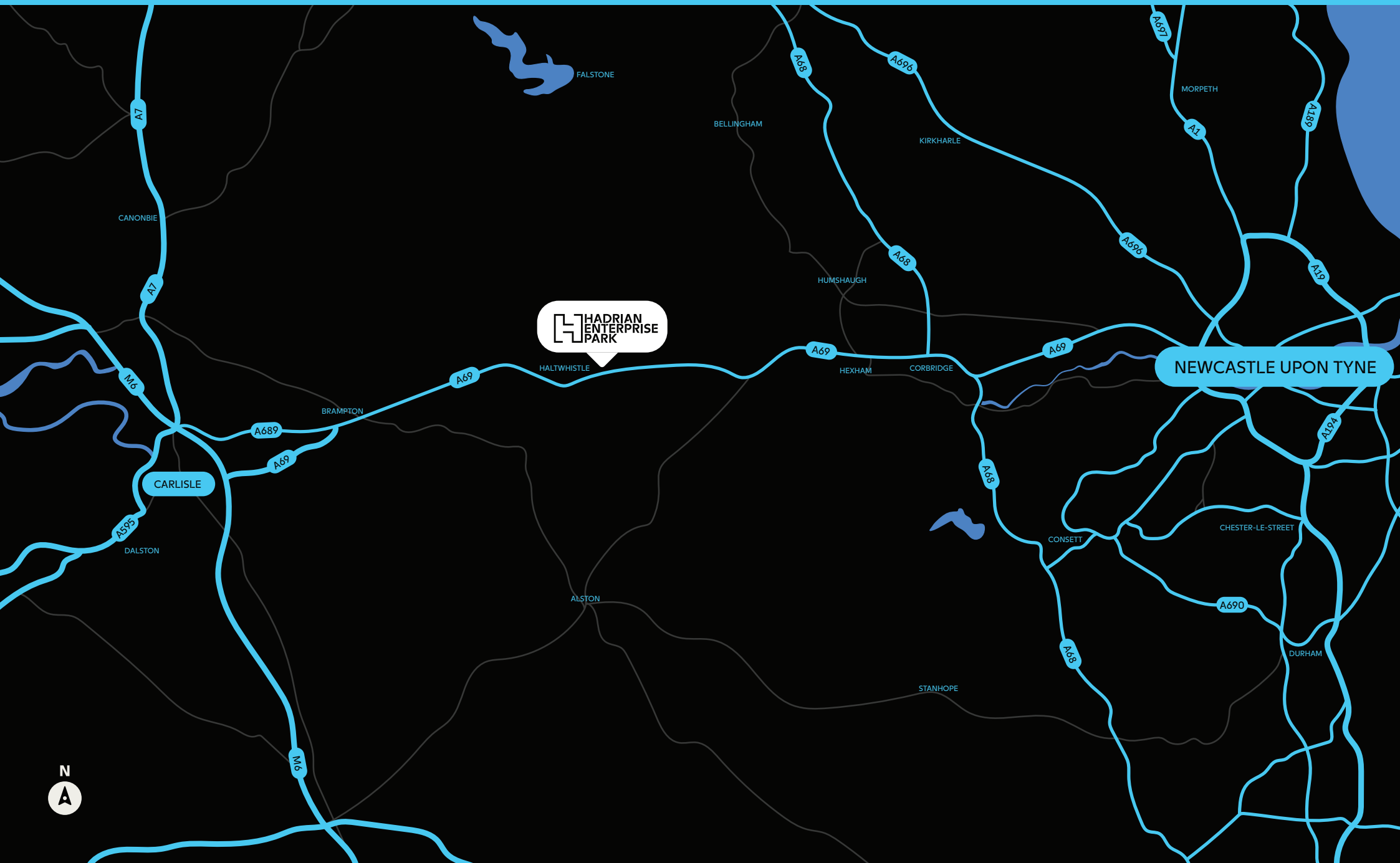
Haltwhistle is situated approximately 37 miles west of Newcastle upon Tyne and 20 miles east of Carlisle on the A69 Trans Pennine Highway.

Hadrian Enterprise Park occupies a prominent position between the Town and the A69 Trunk Road, with the Estate having two points of access, one being the main A69 and the other via the eastern junction to the Town by the Bypass.

All local amenities and services are situated a short distance away, within Haltwhistle Town Centre.



LOCATION



FUTHER INFORMATION

Planning

The site benefits from B1, B2 & B8 Industrial

Terms

Price/rent on application.

All leases are contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Anti-Money Laundering

The successful part will be required to submit documentation to satisfy the Anti-Money Laundering regulations.

Viewings and further information is strictly by appointment.



Max Shepherd

M: +44 (0)794 601 6230
E: max.shepherd@mcrproperty.com

Joe Saxby

M: +44 (0)749 427 2171
E: joe.saxby@mcrproperty.com

Disclosure (September 2023)

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