



**HADRIAN
ENTERPRISE
PARK**

**MULTI-LET INDUSTRIAL
ESTATE FOR SALE**

- 21 EXISTING UNITS
- 4 OPEN STORAGE PLOTS

Hadrian Enterprise Park, Haltwhistle,
Northumberland, NE49 0EX

INVESTMENT SUMMARY

- Reversionary multi-let industrial estate, in strategic northern location of Hadrian Enterprise Park, Haltwhistle
- Hadrian Enterprise Park is a reversionary industrial estate located 37 miles west Newcastle and 20 east of Carlisle
- Excellent transport links being situated in between the town and the A69 Trans Pennine Highway, while being within 1km of Haltwhistle Train Station
- Total floor area of 107,999 sq ft
- Total site area of approximately of 11.48 acres
- Current rental income of £108,967 per annum
- Long Leasehold with a term remaining of 980 years on a peppercorn ground rent

GUIDE PRICE: £2,500,000
(£23.15 psf)



DESCRIPTION

Hadrian Enterprise Park occupies a site of circa 11.48 acres (4.65 hectares) of both industrial units and open storage land.

The site comprises 21 units and 4 open storage plots across one site.

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

The units condition vary across the estate, therefore viewings are advised.

The existing site density of 19% provides the option to develop further on the available land.



Approx 11.48 Acres



Total Size (NIA)
107,999 sq ft



Total rental income
£108,967 per annum



4 Open
Storage Plots



21 Units



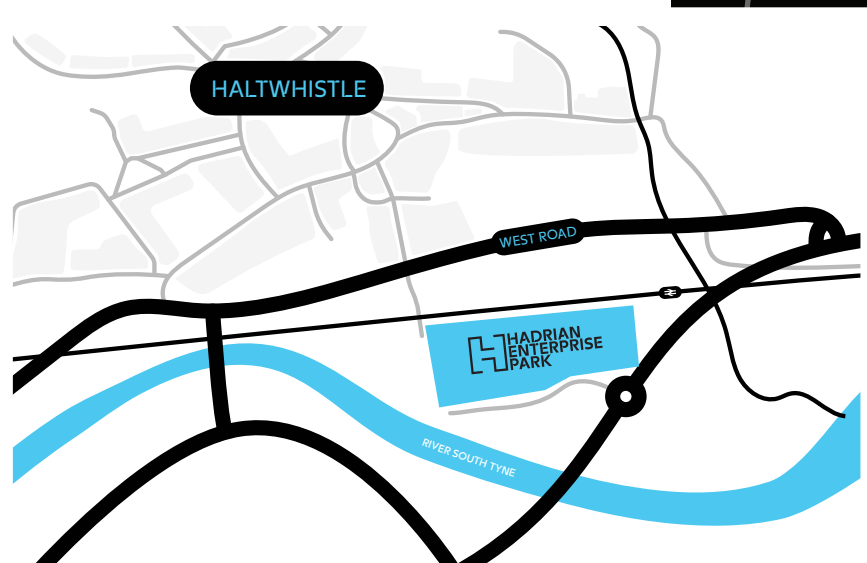
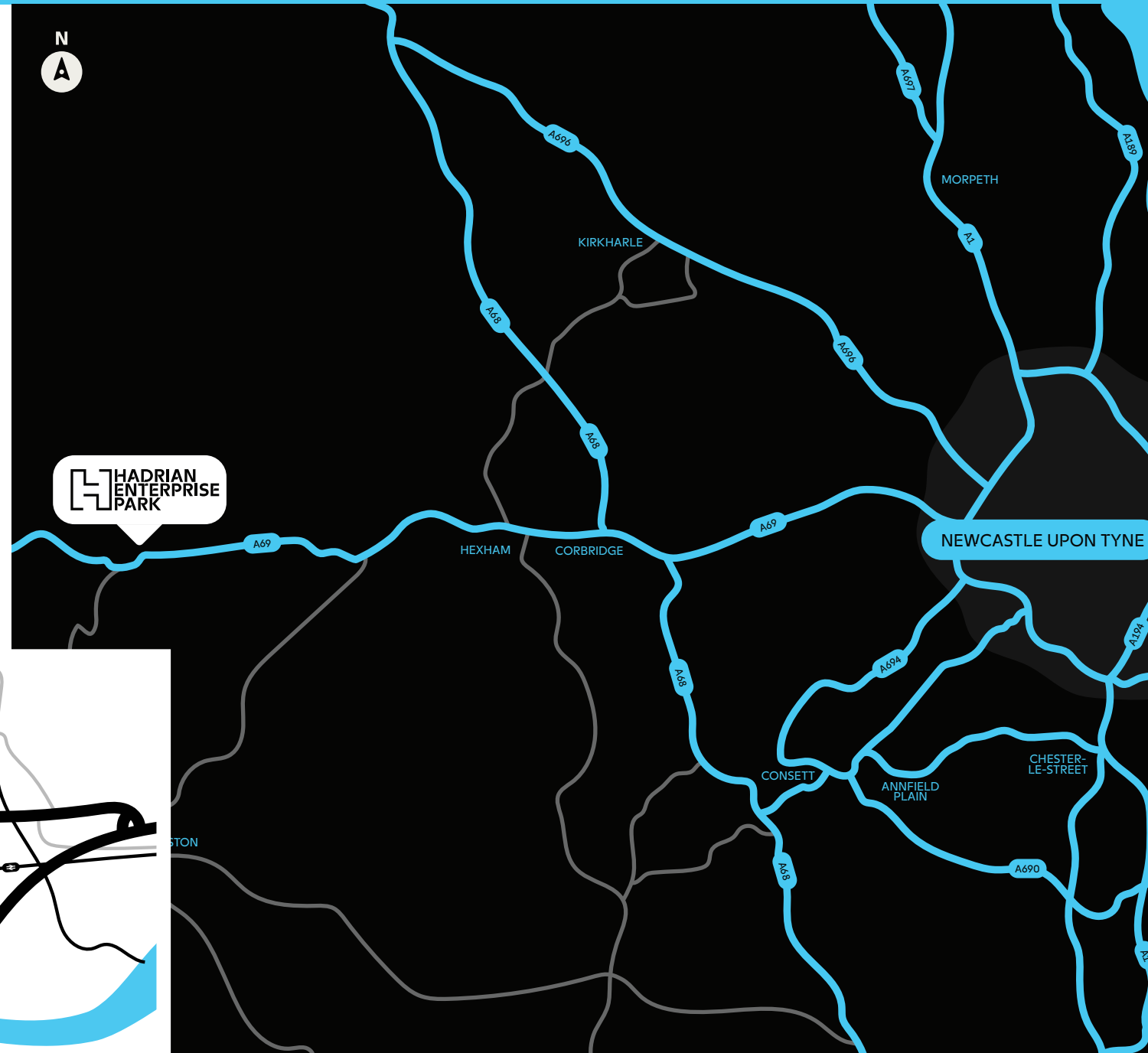
Range of
Eaves Heights

LOCATION

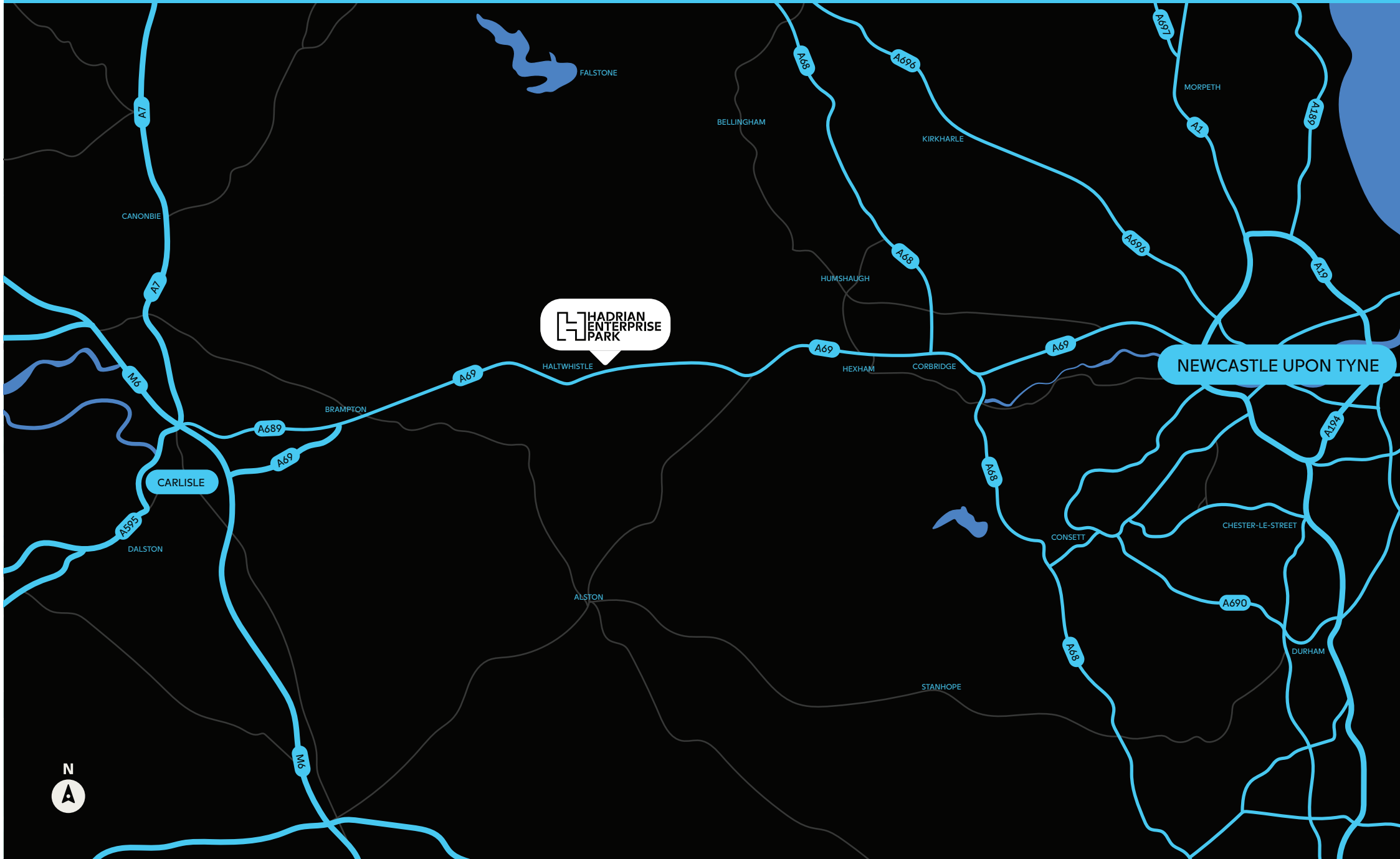
Haltwhistle is situated approximately 37 miles west of Newcastle upon Tyne and 20 miles east of Carlisle on the A69 Trans Pennine Highway.

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



SITE IMAGERY



FURTHER INFORMATION

£2,500,000

Guide Price

Planning

The site benefits from B1, B2 & B8 Industrial

Anti-Money Laundering

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

Viewings and further information is strictly by appointment.



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Disclosure (June 2024)

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