



**Unit 7B Stanners Complex Coopies Lane, Morpeth, NE61 6JT**  
**£28,500 Per Annum**



# Unit 7B Stanners Complex Coopies Lane, Morpeth, NE61 6JT

- To Let
- Modern Industrial Unit
- Small Compound
- Established Industrial Area
- Gross Internal Area 452 sqm (4,866 sqft)
- Asking Rent: £28,500 pa

## LOCATION

The property is located on Coopies Lane Industrial Estate which is an established industrial area lying on the southern outskirts of Morpeth town Centre and within close proximity of Morpeth Railway Station which forms part of the main east coast railway line. The A1 bypasses Morpeth to the west of the town thus providing excellent communication links with other parts of the region.

There is a mixture of both national and regional occupiers on the industrial estate including Jewson Morpeth, Coca Cola, Howdens, Plumbase and Bristol Street Motors

## DESCRIPTION

The property comprises a modern Industrial unit which has roller shutter access to the front elevation. Externally there are dedicated parking spaces together with a small compound.

## ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

452sqm (4,866sqft)

The GIA excludes a substantial mezzanine floor which has been used for showroom purposes. This does not comply with building and fire regulation standards. Landlord is prepared to remove this or alternatively grant a rent free period should incoming tenant wish to retain and bring upto the appropriate standard.

## RATING LIABILITY

The unit is assessed in the 2017 Rating List as having a rateable Value of £21,500.

## TENURE

The property is available by way of a new Full Repairing and Insuring lease for a minimum lease term of 3 years.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## RENT

The property is available at an initial rent of £28,500 per annum.

## COSTS

Each party will be responsible for their costs in the transaction.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

