

TO LET



Sanderson  
Weatherall



## LIGHT INDUSTRIAL UNITS

Coquet Enterprise Park, Amble Industrial Estate, Amble NE65 0PE



## Key Points

- Light Industrial Units To Let
- Available from 177.17 sq m (1,907 sq ft)
- Suitable for a variety of uses
- Immediate Occupancy Available
- Subject to Contract

## Location

The town of Amble situated on Northumberland's stunning coast line is home to approximately 6,000 people. The town benefits from excellent transport links and is accessed via the A1068 and lies approximately 7 miles east of the A1 which is the region's major trunk road. Amble is situated approximately 28 miles north of Newcastle upon Tyne.

Coquet Enterprise Park is situated within Amble Industrial Estate which is home to many national and local operators including Tiger Lifting and Coquet Island Shellfish Ltd. The estate also benefits from a range of other users including a Morrisons Superstore, Brambles Nursery and The Amble Inn.

## Accommodation and Rent

Description	sq m	sq ft	Rent (per annum)
Unit 7	177.17	1,907	£12,395



## Description

The units are of steel framed construction and part brick/part clad profiled steel clad design. Each unit has its own yard which is secured by way of a metal palisade fence. The units benefit from roller shutter loading doors extending to a height of 3.40m, own kitchen and WC facilities, solid concrete floors and 3 phase electricity supply. The minimum eaves height extends to approximately 4m. Each unit also has the benefit of a suspended gas unit heater.

## Lease Terms

The properties are available to rent on effective Full Repairing and Insuring Lease via a service charge for a term of years to be agreed. Immediate occupancy and flexible terms are available, subject to negotiation.

## Business Rates

Unit 7 RV: £9,000

It is believed that qualifying businesses will benefit from 100% rates relief. Interested parties are advised to make their own enquiries to clarify the rates payable with the relevant local authority.

## Energy Performance Certificate

Unit 7 - TBC

A full copy of the certificate is available for inspection upon request.



## **Service Charge**

A service charge is currently levied for the general management, external fabric (excluding windows and doors) and upkeep of the estate. Further details are available upon request.

## **Anti Money Laundering**

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **Services**

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

## **VAT**

All rents quoted are deemed exclusive of VAT where chargeable.

## **Legal Costs**

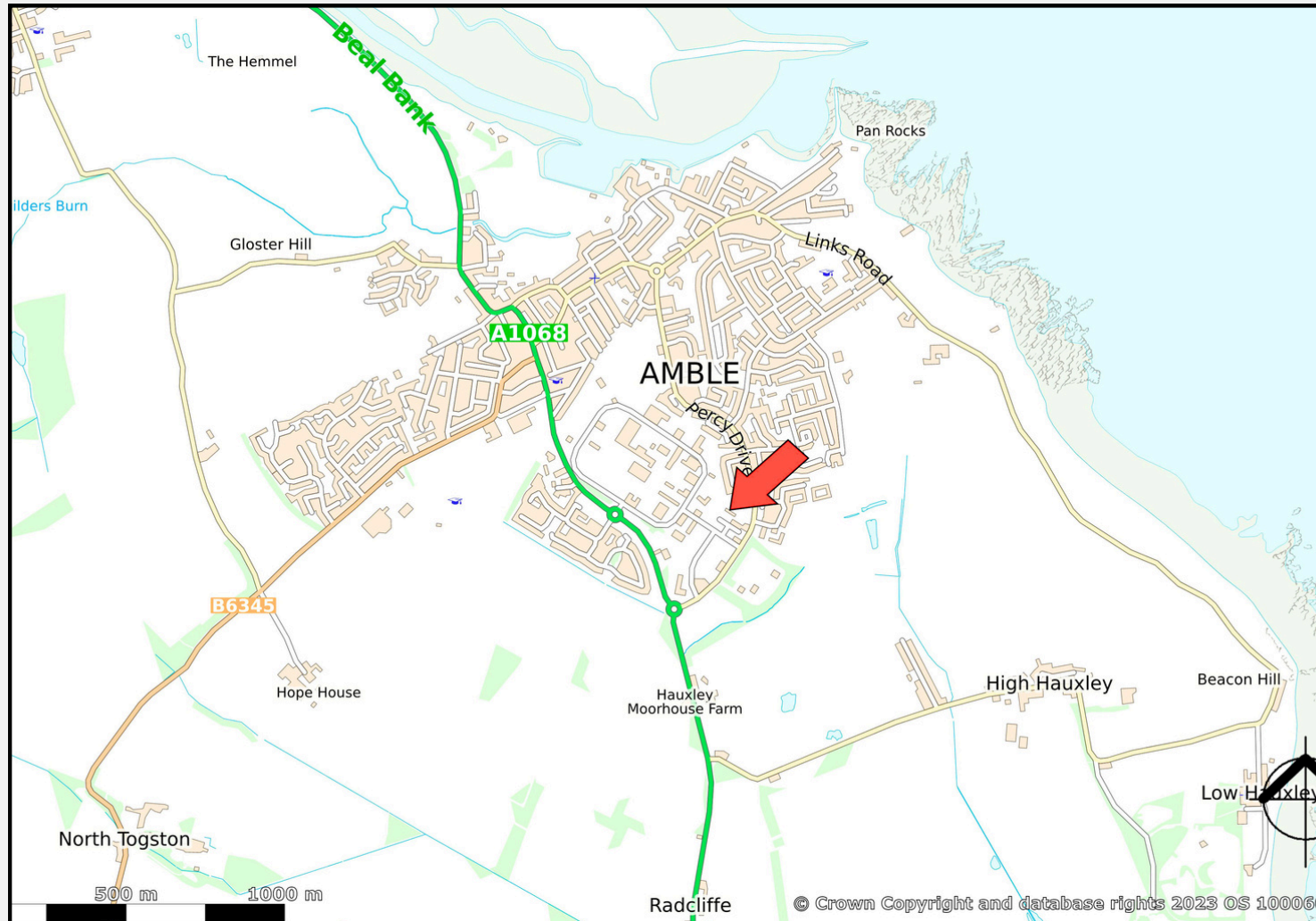
Each party to bear their own legal costs.

## Further Information

Strictly by prior appointment with the agents:

James Fletcher  
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