



TO LET

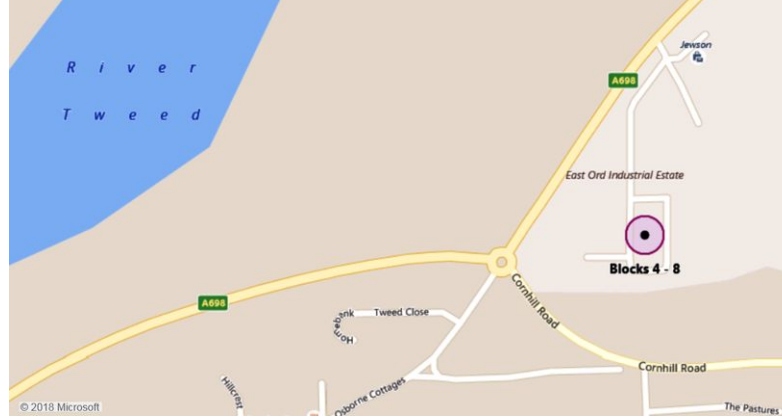
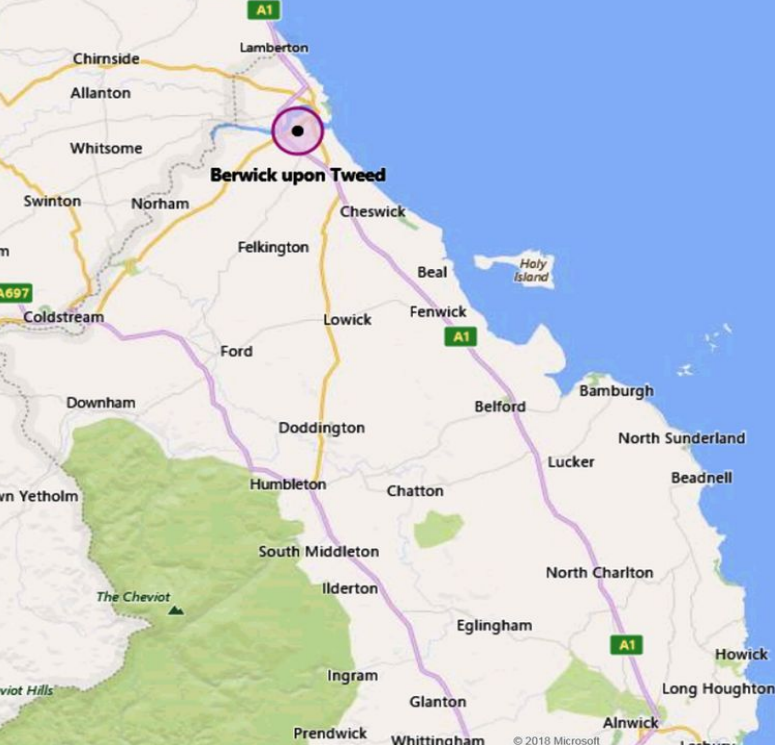
EAST ORD INDUSTRIAL ESTATE

BERWICK UPON TWEED, NORTHUMBERLAND TD15 2XF



- Good access to A1
- Occupier controlled security gates
- Established estate
- Close to town centre
- Flexible terms
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
581 - 2,119 sq ft (54 - 196 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1	0.9	3	Car
A697	12	17	Car
Edinburgh	56	75	Car
Newcastle	64	80	Car

Source: theAA.com

EAST ORD INDUSTRIAL ESTATE

BERWICK UPON TWEED, NORTHUMBERLAND



LOCATION

The estate is situated on the A698 Berwick to Coldstream road, approximately half a mile from the A1 and less than a mile from Berwick town centre. The popular market town is approximately two miles from the Scottish border and is on the East Coast railway line.

DESCRIPTION

Single storey terraced units of steel portal frame construction with brick/blockwork walls and insulated metal sheeting. The roofs are of insulated metal decking incorporating roof lights. The units have a separate personnel door, insulated up and over loading door and forecourt parking. The estate benefits from security fencing and tenant controlled access gates.

SPECIFICATION

- Mains electric and water
- Gas fired warm air heater served from an LPG supply (most units)
- WC facilities
- Up and over loading door 2.7m wide by 2.7m high

EPC

Energy Performance ratings for the units range between D and E ratings. Individual certificates available on 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 Whittle Jones or Green Commercial to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. May 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland