



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)**

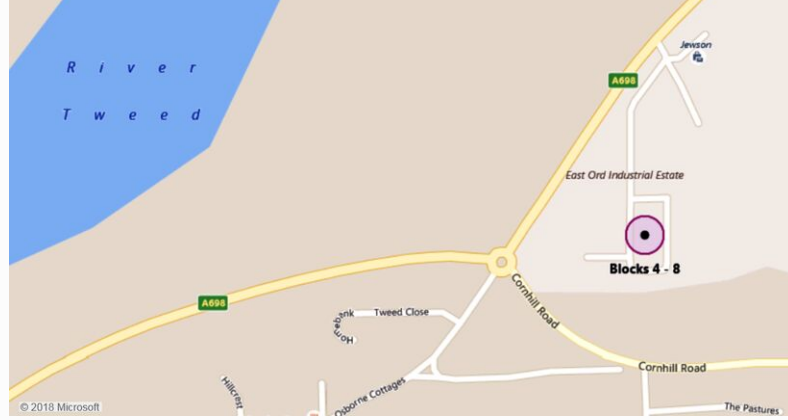
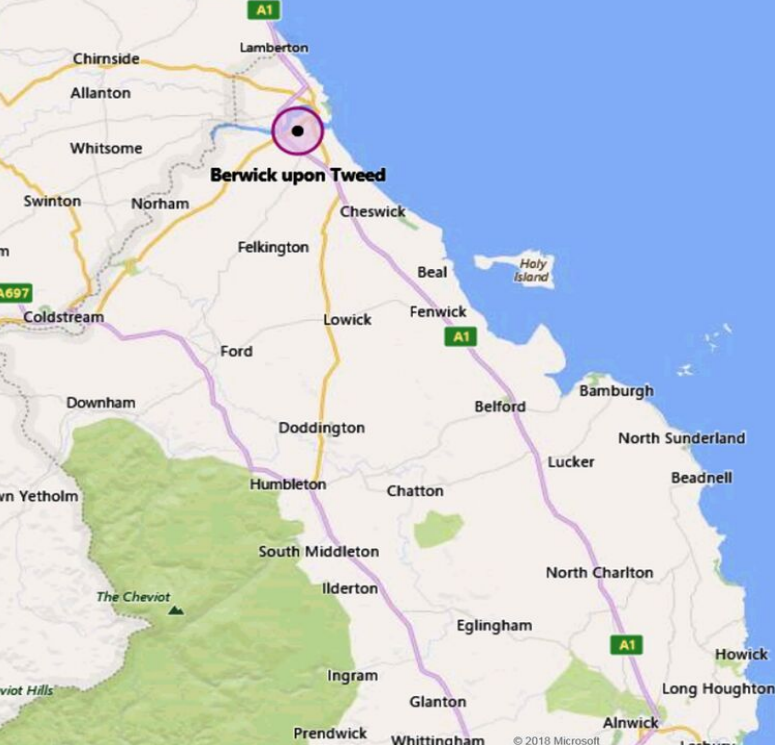
WORKSHOP / INDUSTRIAL UNITS

581 - 2,119 sq ft (54 - 196 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



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

- 3 Phase electric and mains water
- WC facilities
- Blocks 6-8 loading door 2.7m wide by 2.7m high

EPC

Copies of individual certificates are available upon 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 Northern Trust to arrange a viewing or for further information.



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