



TO LET

PEGSWOOD INDUSTRIAL ESTATE

PEGSWOOD, NORTHUMBERLAND NE61 6HZ



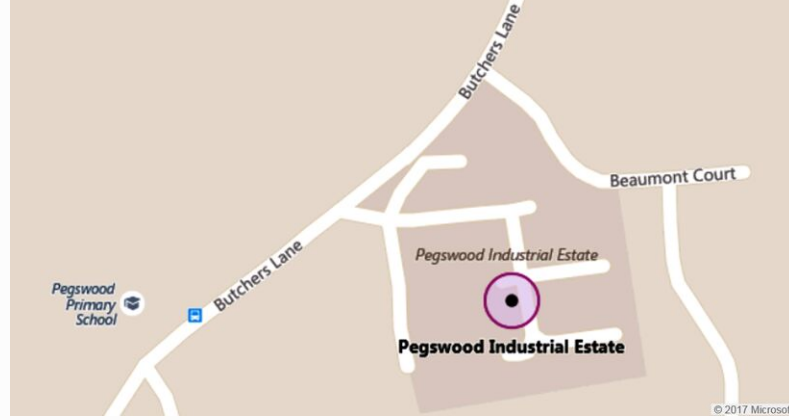
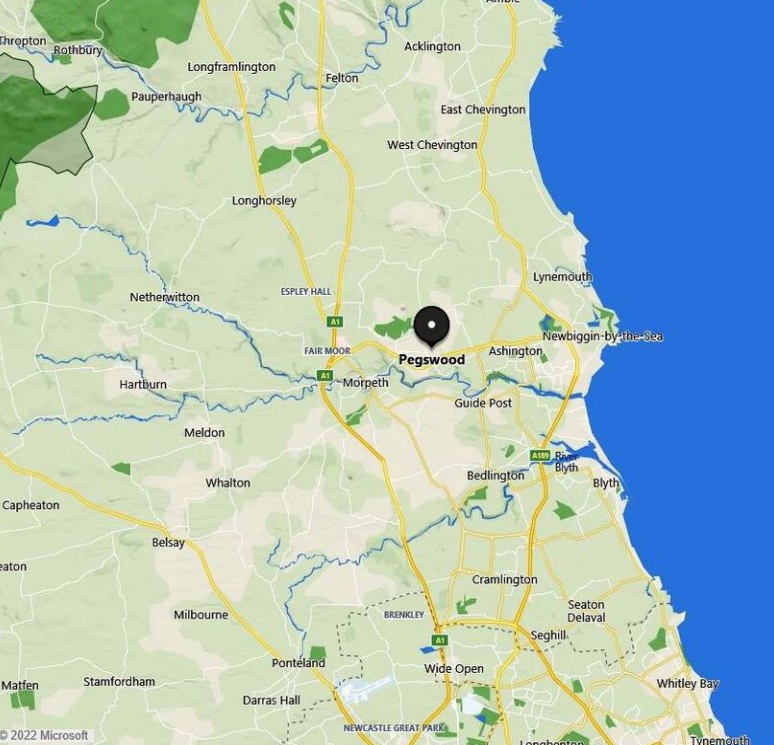
- **Good access to A197 and Morpeth bypass**
- **Less than 3 miles from Morpeth**
- **Less than 4 miles from Ashington**
- **Larger units have offices**
- **Tenant controlled access gates to Block 1**
- **Flexible terms**

WORKSHOP / INDUSTRIAL UNITS
495 - 2,497 sq ft (46 - 232 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Morpeth	2.3	6	Car
A1	3.3	7	Car
Ashington	3.7	8	Car
A189	4.8	11	Car

Source: theAA.com

PEGSWOOD INDUSTRIAL ESTATE

PEGSWOOD, NORTHUMBERLAND



LOCATION

The estate is situated off the Longhirst Road in Pegswood, which lies approximately 2 miles to the east of Morpeth and 4 miles to the west of Ashington. The estate has good access to the A197 Morpeth bypass which links to the A1.

DESCRIPTION

The estate comprises single storey terraced units and one detached unit. The units in Block 1 have brickwork walls, insulated tiled roof and internal suspended ceiling. The units in Blocks 2-5 have brickwork walls under a pitched insulated roof. The larger units have an office. Units have a separate personnel entrance and loading door. Externally there is forecourt parking to all units. Block 1 benefits from tenant controlled access gates.

SPECIFICATION

- Mains electricity (3 phase) and water
- WC facilities
- Loading doors 2.6m wide by 2.5m high (Block 1)
- Loading doors 2.7m wide by 2.8m high (Blocks 2 & 3)
- Loading doors 2.7m wide by 3.0m high (Block 4)
- Loading door 2.8m wide by 3.4m high (Unit 5)

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

EPC

Copies of individual EPC certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

☎ northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust 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 Northern Trust 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 Northern Trust. June 2023. Designed and produced by Creativeworld Tel: 01282 858200.