



TO LET

BELFORD INDUSTRIAL ESTATE

BELFORD, NORTHUMBERLAND NE70 7DT



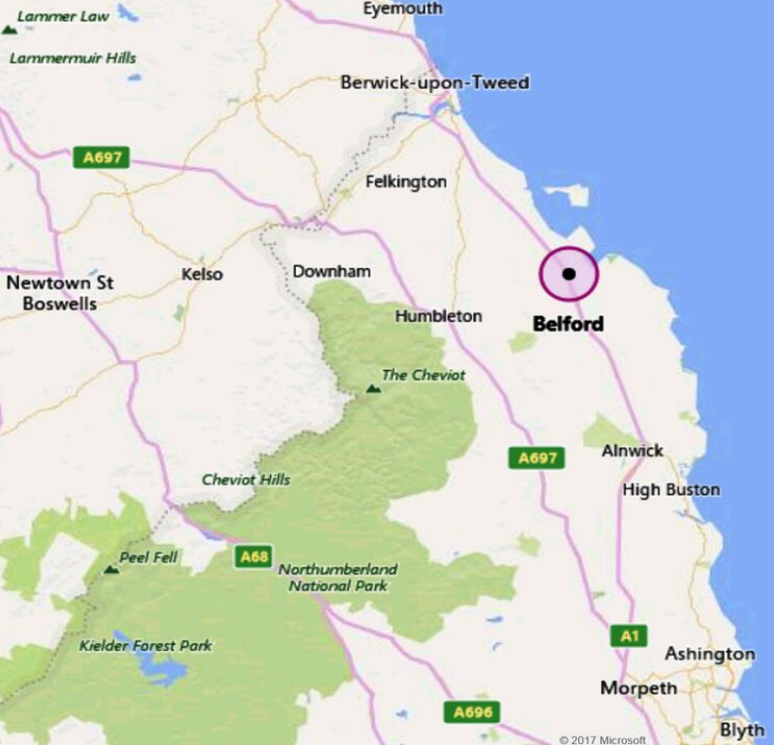
- **Situated just off A1 trunk road**
- **Tenant controlled access gates**
- **Flexible terms**
- **Immediate occupation**
- **Adjoining units can be combined (subject to availability)**

WORKSHOP / INDUSTRIAL UNITS
474 - 2,700 sq ft (44 - 251 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Seahouses	7.8	13	Car
Wooler	10.2	18	Car
Alnwick	4.2	20	Car
Berwick	15.2	21	Car

Source: theAA.com

BELFORD INDUSTRIAL ESTATE

BELFORD, NORTHUMBERLAND



LOCATION

The estate is situated on Station Road on the eastern side of the A1 outside the village of Belford, 14 miles north of Alnwick and 15 miles south of Berwick upon Tweed.

DESCRIPTION

Semi detached and terraced units of steel frame construction with brick/blockwork walls and insulated metal cladding. The units have a metal deck roof incorporating roof lights, separate personnel door, loading door and forecourt parking. There is security fencing with tenant controlled access gates.

SPECIFICATION

- Mains electricity (3 phase) and water
- Gas fired warm air heater from bottled gas (Blocks 2 & 3 - selected units)
- WC Facilities
- Loading doors Block 1 - 3.6m (w) x 3.0m (h)
- Loading doors Block 2 - 2.5m (w) x 3.0m (h)
- Loading doors Block 3 - 3.0m (w) x 3.0m (h)

EPC

Copies of individual EPC 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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