



NE61 6JT

# INDUSTRIAL

Coopies Lane Industrial Estate, MORPETH



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# INDUSTRIAL



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**INDUSTRIAL**

**TO LET**

SIZES FROM

**580 - 3175 sq ft**

54 - 295 sq m

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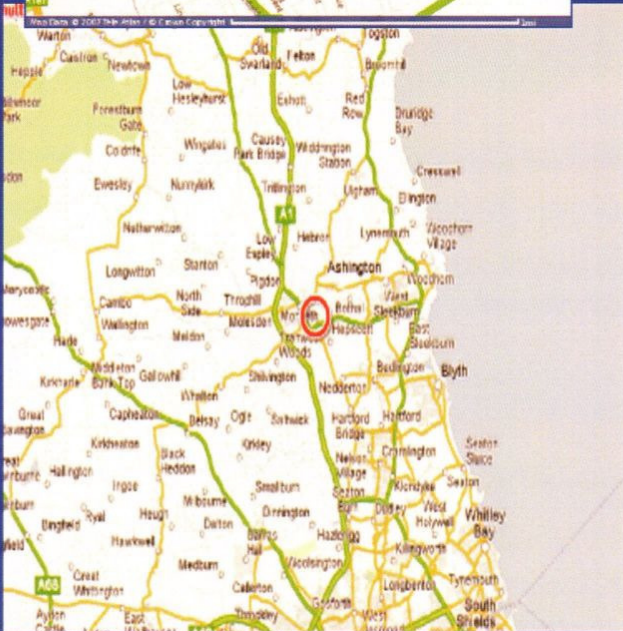
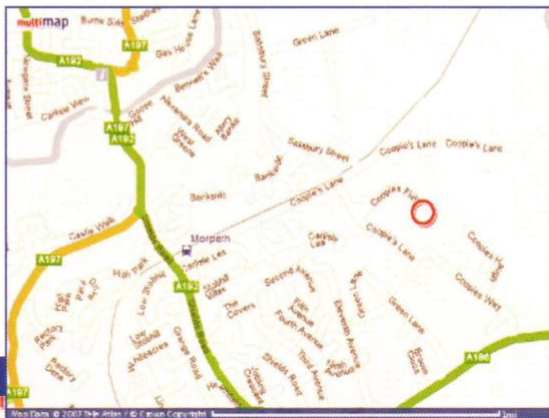


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## Location

The estate is situated on the south easterly outskirts of Morpeth town centre and close to Morpeth Railway Station. It forms part of a larger estate which is home to multi-national and regional companies from the building construction and plumbing trades as well as car dealership franchises.



## Description

The estate comprises single storey steel framed buildings ranging in size from 580 - 3175 sq ft.

## Tenancy Terms

- Initial 3 year term with only 3 months notice to vacate
- Rent payable monthly in advance
- 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 fixed 3% per annum
- Tenant responsible for payment of rates and utility charges

## Rent

Rent on application.

## Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

## Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

## Viewing

Please contact Whittle Jones North East or MJM Commercial to arrange an appointment.

## Energy Performance Certificates

Energy Performance Certificates available from Landlord.

## INDUSTRIAL

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