

# INDUSTRIAL

Pegswood Industrial Estate, MORPETH



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# INDUSTRIAL



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## INDUSTRIAL

### TO LET

SIZES FROM

**495 - 2497 sq ft**

46 - 232 sq m

Over 200 locations throughout the Midlands and the North

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## Location

The estate is situated off Butcher's Lane in Pegswood, which lies approximately 3 miles to the east of Morpeth and 3 miles to the west of Ashington.

## Description

The estate comprises single storey terraced workshops ranging in size from 495 - 2497 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

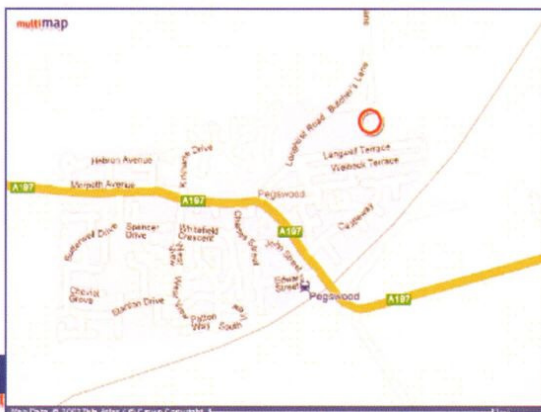
Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

## Viewing

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

## Energy Performance Certificates

Energy Performance Certificates available from Landlord.



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