



TO LET INDUSTRIAL UNIT

THE OLD COLLIERY YARD, MOORVIEW, MELKRIDGE, NORTHUMBERLAND NE49 0LS



Sanderson
Weatherall

Summary

- Industrial Unit
- Excellent location adjacent to the A69
- High Eaves: 5.5m
- Size: 1,485 sq ft (137.93 sq m)
- Low Rent: £708 pcm
- Subject to Contract

Description

The property comprises an industrial unit of steel portal frame construction and benefits from 2 electric roller shutter access doors (measuring approximately 5.48m high and 4.83m wide) offering excellent access for deliveries, loading and unloading.

Internally the unit provides a minimum eaves height of 5.5m rising to 7.23m at the apex, making it well suited for storage or light industrial operations.

Natural light is enhanced by translucent roof skylights, while suspended strip lighting provides ample illumination throughout the unit. Car parking is provided to the front of the unit.

Accommodation

We understand that the property provides the following approximate Net Internal Areas:

NIA: 137.93 sq m (1,485 sq ft)



Location

Melkridge sits directly on the A69 giving straightforward access west to Carlisle (approximately 25 miles) and east to Newcastle upon Tyne (approximately 35 miles). Melkridge is a peaceful village set on the banks of the River South Tyne and offers outstanding access to Hadrian's Wall and Northumberland National Park

The village is located within a 5 minute drive of the town of Haltwhistle which benefits from an array of local amenities with the addition of a rail station on the main Newcastle to Carlisle line.

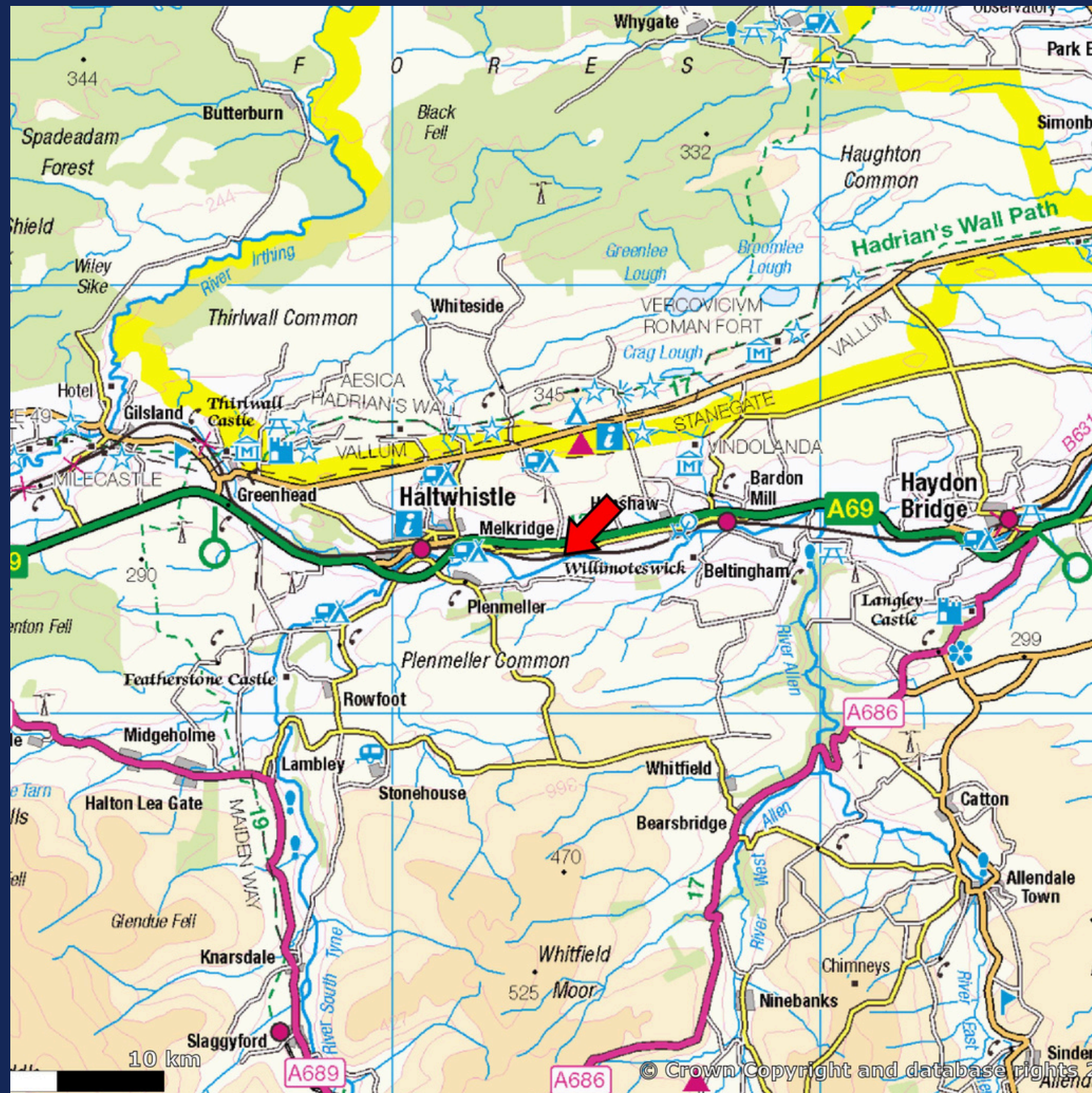
Asking Rent & Lease Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £8,500 per annum.

Business Rates

Interested parties are advised to make their own investigations with Local Rating Authority (Northumberland County Council).

It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own inquiries. More information is available from Northumberland County Council.



Energy Performance Certificate

An EPC is being commissioned and will be available for inspection shortly.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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