



To Let

203.81m² (2,194ft²)

**11 Coopies Way, Coopies Lane
Industrial Estate, Morpeth
NE61 6JT**

- Popular trade location
- Secure gated site
- Main workshop/office
- Three lockup storage units
- Roller shutter door access

SUBJECT TO CONTRACT

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**HTA Real Estate
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Location

The property is situated on Coopies Way, Coopies Lane Industrial Estate which is the main estate serving Morpeth. The surrounding area is mixed with traditional manufacturing and warehousing sitting alongside Trade, Quasi Retail and motor trade uses.

The site is located approximately 1 mile to the South East of Morpeth Town Centre and close to Morpeth Railway Station which is on the East Coast Main Line. The A1 is also situated approximately 4 miles to the East.

Description

The main workshop unit is of brick construction with a timber trussed roof supporting corrugated cement sheeting. There is a small reception, office and wc within the unit. Access is via a roller shutter door 3.8m (w) x 2.85m (h) and the height to underside of truss is 3m.

To the rear of the workshop are three lockups also of brick construction with a flat felt roof over with access via roller shutter doors.

Externally there is a secure yard with a concrete plinth.

Accommodation

	sq m	sq ft
Main Workshop		
Workshop	87.58	943
Offices	17.64	190
Total	105.22	1,133
Lockup 1	18.55	200
Lockup 2	25.48	274
Lockup 3	54.56	587
Total	98.59	1,061
Total GIA	203.81	2,194



Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £20,000pa.

Business Rates

Interested parties are advised to speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should make their own enquiries.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

EPC certificate is available on request.

Viewing

Via Agents HTA Real Estate

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