

TO LET

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



Workshop Premises With Lock Ups & Yard 204m² (2,199 sq.ft)

- Popular and well established industrial estate close to Morpeth Town Centre
- Workshop with 3 No. lockup garages to the rear
- Secure site with enclosed yard/compound space
- Undergoing refurbishment
- New lease
- Rent - £14,000 per annum

SITUATION

The Coopies Lane Industrial Estate lies to the south east of Morpeth Town Centre close to Morpeth railway station.

The building itself fronts onto Coopies Way, the principal roadway through the estate and is in an area of mixed commercial uses including trade counters, car showrooms and workshop uses.

Please refer to the attached plans and map for further detailed information.

DESCRIPTION

The property comprises the rear section of mixed office and industrial building which is of brick construction with a timber trussed roof supporting corrugated asbestos cement sheeting.

The building has been sub divided to provide two units in the main building and three separate lockup workshop/garages to the rear. The front two storey office block is a tenanted but the side workshop and lock ups remain and are offered as a single let with the enclosed yard area.

The workshop area contains a small office/canteen and a single WC in addition to which there is a roller shutter loading door to the side yard area.

To the rear of this workshop are three lockup garage units also of brick construction with flat mineral felt roofs and electric roller shutter loading door access.

Externally there is a small yard area to the south of the property which is partly surfaced and enclosed by security fencing with an access gates.

SERVICES

The property benefits from all mains services including a three phase electricity supply. Lighting is currently by fluorescent strips but they are being replaced with LED fittings.

For further details please contact:



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July 2017 – subject to contract

ACCOMMODATION

The property provides the following gross internal areas:-

Description	m ²	sq ft
Workshop	105.90	1,140
Rear Lockup 1	18.60	200
Rear Lockup 2	23.30	251
Rear Lockup 3	56.50	608
Total	204.3	2,199

RATING

The property is currently assessed as follows:

Workshop – RV £6,000

Lockup 1 – RV £1,275

Lockup 2 – RV £1,625

Lockup 3 – RV £3,050

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of E104.

TERMS

The building is offered to let by way of new internal repairing and insuring leases for a term of years to be agreed at a rent of £15,000 pa. The tenant will be responsible for the maintenance and upkeep of the interior of the premises. The landlord will repair and maintain the exterior and structure of the unit (excluding external doors and windows) together with the external common parts. This is covered by an index linked maintenance charge of £1,870 pa.

VAT

All rents and service charges are subject to VAT.

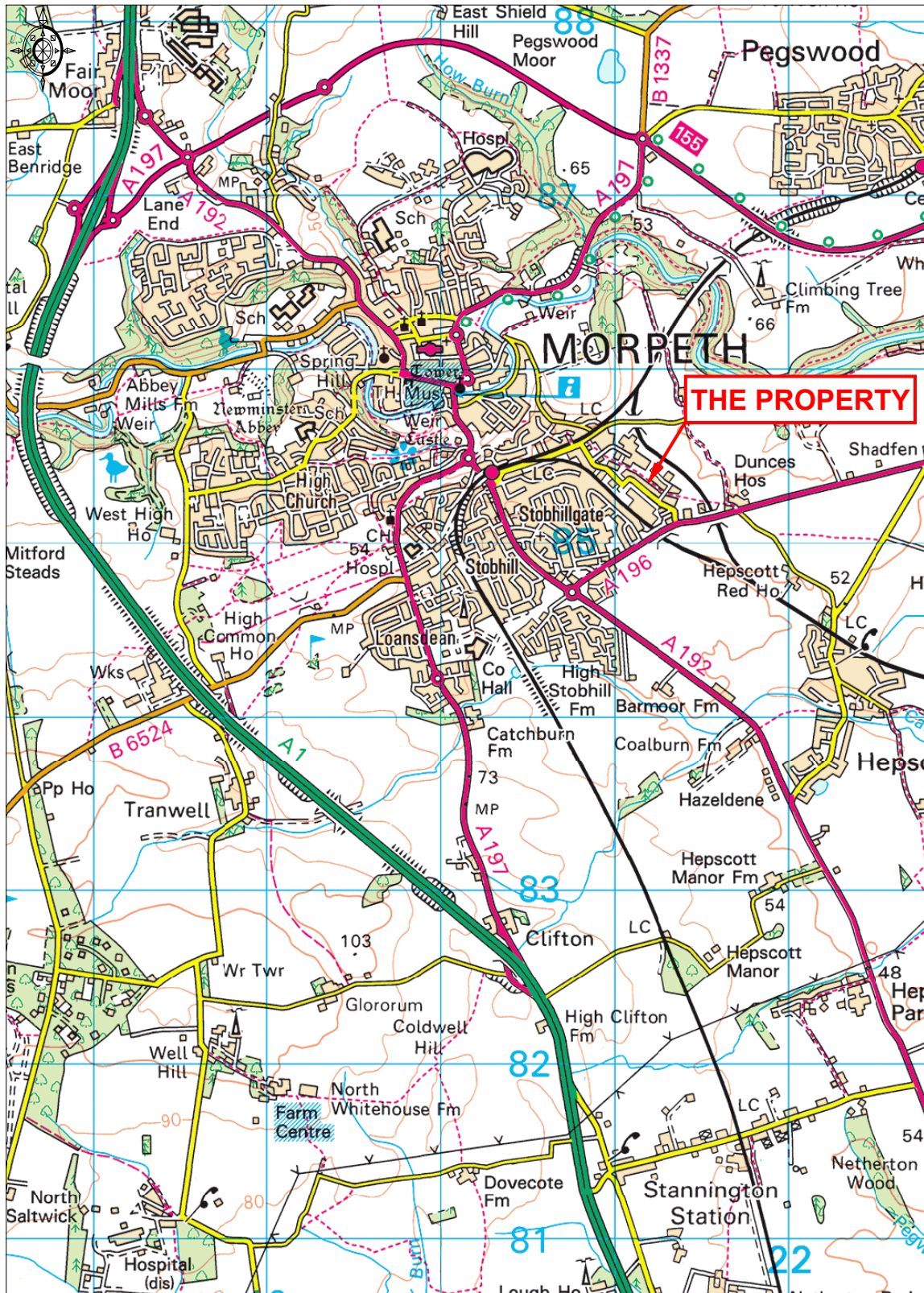
VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Revised Particulars & images - April 2021



11 Coopies Lane
Coopies Lane Industrial Estate
Morpeth



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11 Coopies Lane Ind Est, Morpeth - map

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11 Coopies Lane Ind Est, Morpeth - plan

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