

UNDER NEW OWNERSHIP

Refurbished Industrial/Trade Counter Units & Office Suites To Let Hadrian Enterprise Park, Haltwhistle, Northumberland NE49 0EX

Edwin
Thompson



- Self-contained Commercial and Trading Estate with direct access to the A69.
- New ownership providing excellent on-site management and a comprehensive refurbishment program
- Units ranging from (GIA): 350 sq ft - 55,000sq ft
- On site car parking and 24 hour CCTV surveillance
- Competitive rents and flexible lease terms
- Attractive incentives available (subject to lease term and covenant)

Ref J4937

rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy

Refurbished Industrial/Trade Counter Units & Office Suites To Let

Hadrian Enterprise Park, Haltwhistle, Northumberland NE49 0EX

LOCATION

Hadrian Enterprise Park is situated on the southern outskirts of Haltwhistle, Northumberland in the north of England on a self-contained site adjacent to and with direct access onto the A69 trunk road .

Haltwhistle is strategically located on the A69, 23 miles east of Carlisle and the M6 and 37 miles to the west of the A1 at Newcastle Upon Tyne. Hexham is located 17 miles to the west. Northern Rail provide a train service stopping at Haltwhistle and travelling east to Hexham and Newcastle and west to Carlisle. The A69 links to the M6 at Junction 43 Carlisle, providing good access north and south. It also provides access to the A1 at Newcastle leading south to the M1 and north to Scotland and Edinburgh.

Haltwhistle is a popular destination for industry, leisure and tourism being immediately adjacent to the A69 trunk road and on the doorstep of Hadrian’s Wall and other areas of local interest. It has a resident population of 3,811 (2001) and is an attractive commuter town due to its close proximity to Carlisle, Newcastle and infrastructure links.

Hadrian Enterprise Park has two access points, one via a roundabout on the A69 to the south and the other is to the north providing access from the B6322 and links directly to Haltwthistle town centre.

DESCRIPTION

Hadrian Enterprise Park provides a self-contained industrial estate on a site of circa 5.7ha (14.1 acres) and comprising of a mixture of refurbished, steel portal frame industrial/trade counter units with part brick and block/part profile clad elevations, workshop units, self-contained office suites and open storage land. The units provide a mixture of sizes and quality and can be adapted to specific requirements, depending on tenant specification.

The site benefits from 24 hour CCTV surveillance and is bounded in the main by steel palisade fencing and offers a barrier controlled entrance point at the main entrance from the A69. There are various dedicated parking areas on site and a number of units have their own dedicated parking.

SERVICES

It is understood that the site and associated premises has mains supplies of electricity (3 phase), gas, water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

The site provides the following schedule of accommodation including industrial/trade units, office suites and storage land:

UNIT	USE	AREA (SQ FT)	COMMENTS
E, F, G & H	Workshop/warehouse	55,425	Currently Let – Potentially available (details upon request)
L	Workshop/warehouse	3,658	Available
M	Workshop/warehouse	9,450	Available
N	Workshop/warehouse	9,362	Available
J1	Workshop/warehouse	3,442	Available
K2	Workshop/warehouse	349	Available
P	Offices	From 200	Available
Unit P Part R	Workshop/warehouse	890	Available
Old Label Store	Workshop/warehouse	1,927	Available
Q	Workshop/warehouse	12,873	Available
Q1	Workshop/warehouse	1,365	Available

LEASE TERMS

The premises are available by way of new Full Repairing & Insuring lease for a term to be agreed. Full rental details are available upon request, from the joint letting agents.

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas including, security and ongoing maintenance. Further information is available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The units may need to be re-assessed upon occupation. Prospective tenants can discuss potential rates payable with Northumberland County Council – Tel: 0345 600 6400.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are available upon request.

LEGAL COSTS

The ingoing tenant is to bear their own and the landlords' reasonable legal costs in the preparation and settlement of any lease documentation together with any VAT thereon.

VIEWING

The properties are available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk

Joe Ellis – j.ellis@edwin-thompson.co.uk

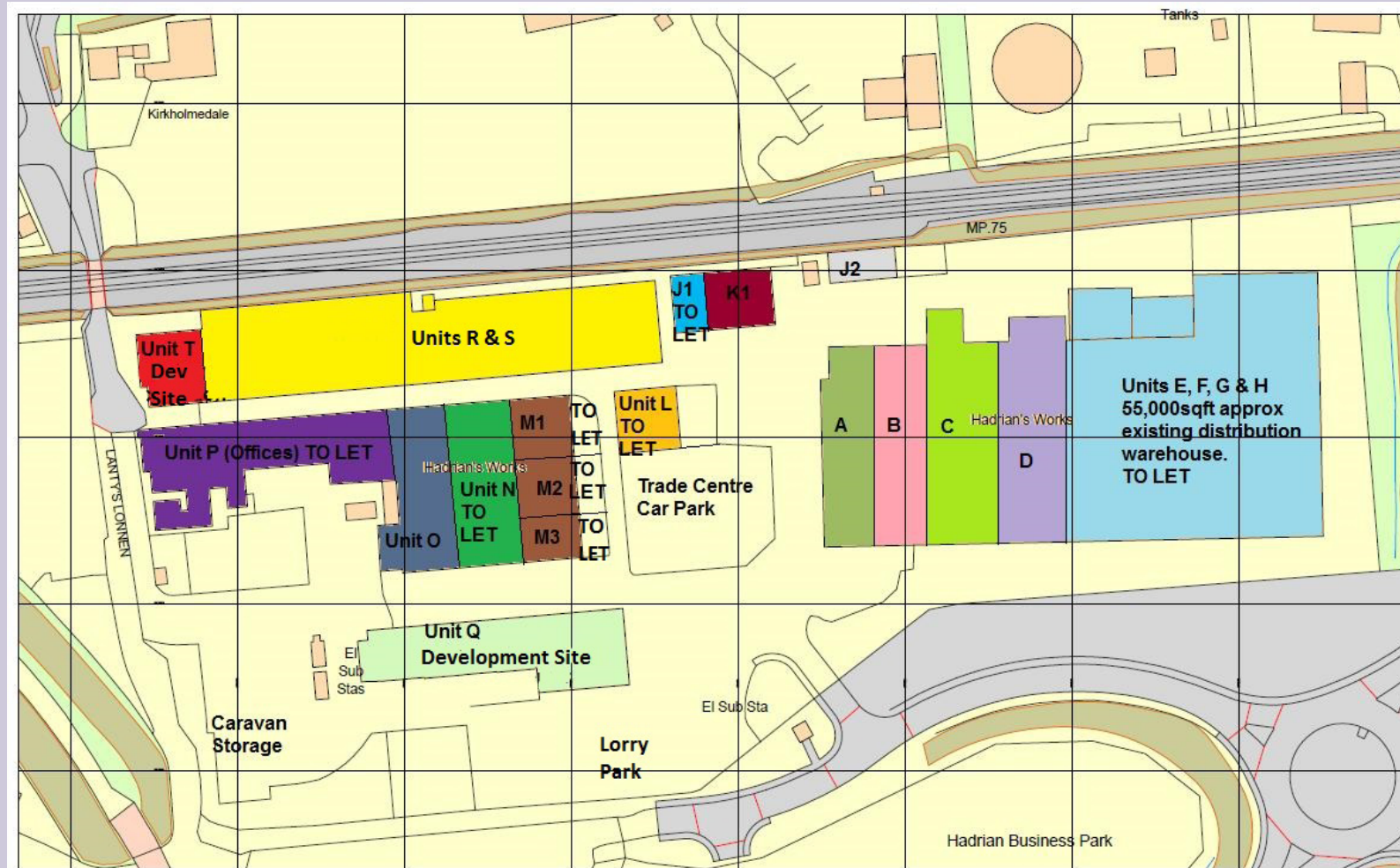
Tel: 01228 548385

www.edwin-thompson.co.uk

Or joint agent Frew Pain & Partners, contact:

James E Pain – james.pain@frewpain.co.uk

Tel: 07841871710



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