

for sale



UNIT BT 111/1, HADSTON INDUSTRIAL ESTATE, HADSTON, MORPETH, NORTHUMBERLAND NE65 9JG

- WORKSHOP / FACTORY UNIT WITH TWO STOREY OFFICES SET WITHIN LARGE YARD / COMPOUND.
- GIA - 507.82 M² (5,466 SQ FT).
- TOTAL SITE AREA - 0.41 HA (1.02 ACRES) OR THEREABOUTS.
- AVAILABLE IN PART OR WHOLE.

LOCATION

The property is located on the established Hadston Industrial Estate, Hadston, Morpeth.

Hadston is located 3 miles south of Amble and is just off the A1068 coastal route linking Alnwick with Ashington.

The surrounding area is principally residential with both retail and leisure activity close by.

The exact location is shown on the attached plan for identification.

DESCRIPTION

The premises comprise of modern detached production unit of steel frame construction with brick walls up to 2.5m with insulated cladding above. The roof is mono pitched with felt covering.

Internally the accommodation offers concrete floors, sodium lighting, eaves height of 3.75m and vehicle access via a steel security roller shutter. To the front are two storey offices offering reception, office and WC facilities.

Externally the site is rectangular, fenced with a combination of surfaces being

concrete, tarmacadam and compacted hardcore.

ACCOMMODATION

From onsite measurements the property has the following GIA:

Production area (inc offices and stores)	454.14m ²
First floor offices	53.68m ²

TOTAL AREA **507.82M²**
(5,466 SQ FT)

Total Site Area **0.414 ha**
(1.02 acres) or thereabouts

SERVICES

We understand that all mains services are connected to the accommodation with the exception of gas which is connected to the estate.

(All interested parties should satisfy themselves in respect to these).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises are assessed at RV £10,750

TENURE

Freehold, with vacant possession.

PRICE

£150,000 (Subject to contract)

ENERGY PERFORMANCE CERTIFICATE

Upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

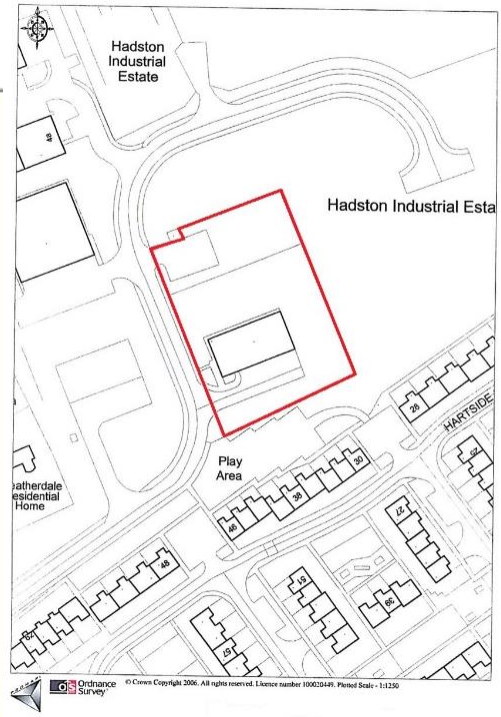
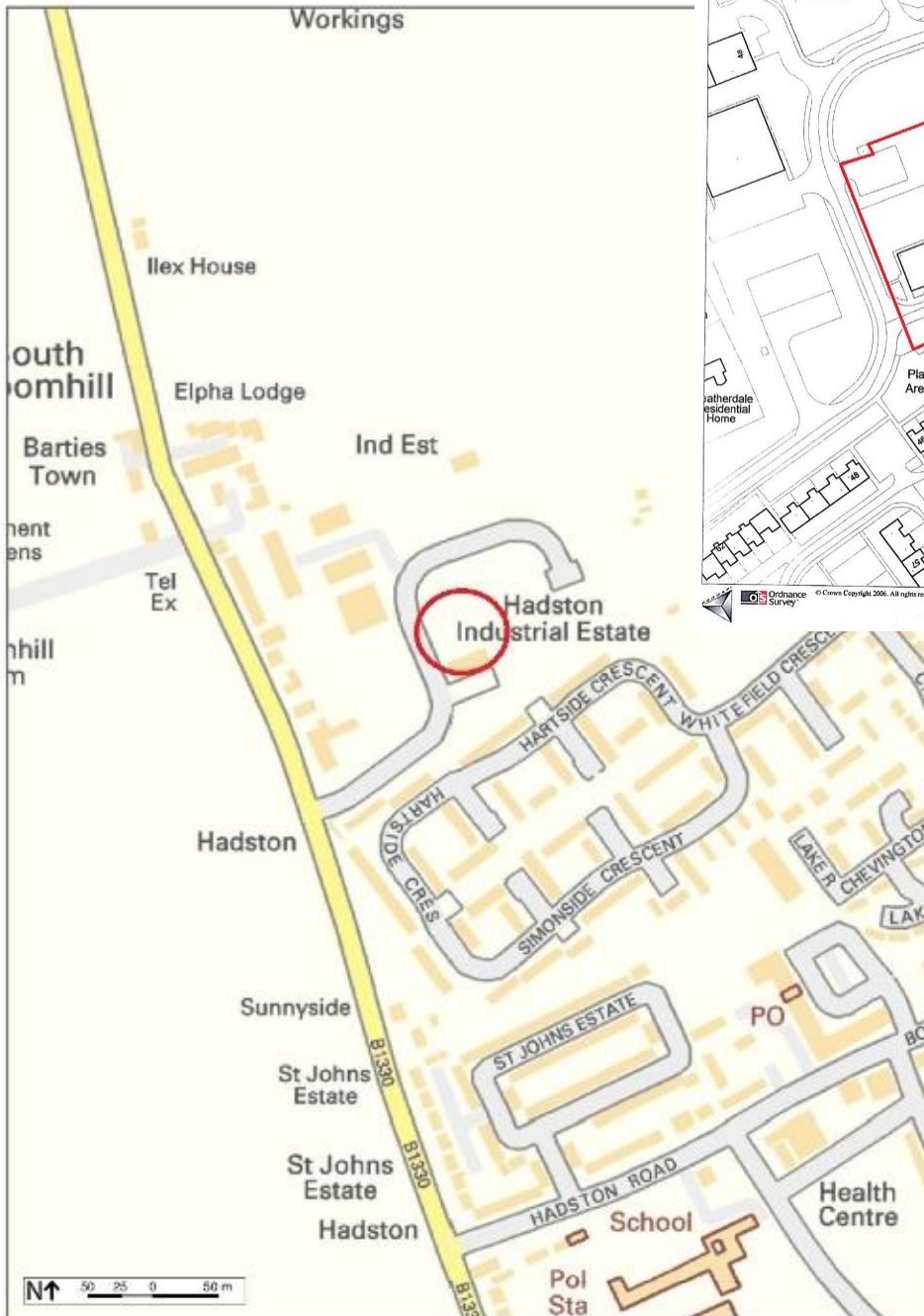
August 2015

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Map Information
 Scale: 1:4746
 Date: 22/08/15
 Reference:
 Order No.: 1555982

Unit 1, Hadston Industrial Estate, Hadston, Morpeth NE65 9YG



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