

# to let



*The industrial property specialists*



## HADRIAN ENTERPRISE PARK, HALTWHISTLE, NORTHUMBERLAND NE49 0EX

### LOCATION

Haltwhistle is situated approximately 37 miles west of Newcastle upon Tyne and 20 miles east of Carlisle on the A69 Trans Pennine Highway.

Hadrian Enterprise Park occupies a prominent position between the Town and the A69 Trunk Road, with the Estate having two points of access, one of the main A69 and the other via the eastern junction to the Town by the Bypass.

All local amenities and services are situated a short distance away, within Haltwhistle Town Centre.

The location can be seen on the attached plan.

### DESCRIPTION

Hadrian Enterprise Park occupies a site of circa 5.7 hectares (14.1 acres) or thereabouts offering a combination of industrial warehouse and workshop units, coupled with self-contained offices suites and open storage areas. The units vary in size and quality, depending upon tenants requirements.

The site offers excellent security with 24 hour CCTV surveillance, coupled with perimeter fencing and the main entrance has a barrier controlled access point.

### ACCOMMODATION

See attached schedule for up to date vacant units concerning office, industrial and open storage areas.

### SERVICES

We understand that all mains services are located to the site.

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

### RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises will need to be reassessed upon occupation. (All interested parties should satisfy themselves with these figures).

### TERMS

The premises are available by way of Full Repairing and Insuring leases and are offered for a term of years to be agreed.

### RENT

Full details upon request.

All flexible licence agreements are available on request.

### SERVICE CHARGE

A small service charge is payable for the maintenance and upkeep of the common areas, including security, building insurance and ongoing maintenance.

### LEGAL FEES

The ingoing tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

### VAT

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

### VIEWING

By prior appointment with Frew Pain and & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**

**Or Philip Gifford Associates  
January 2015**

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

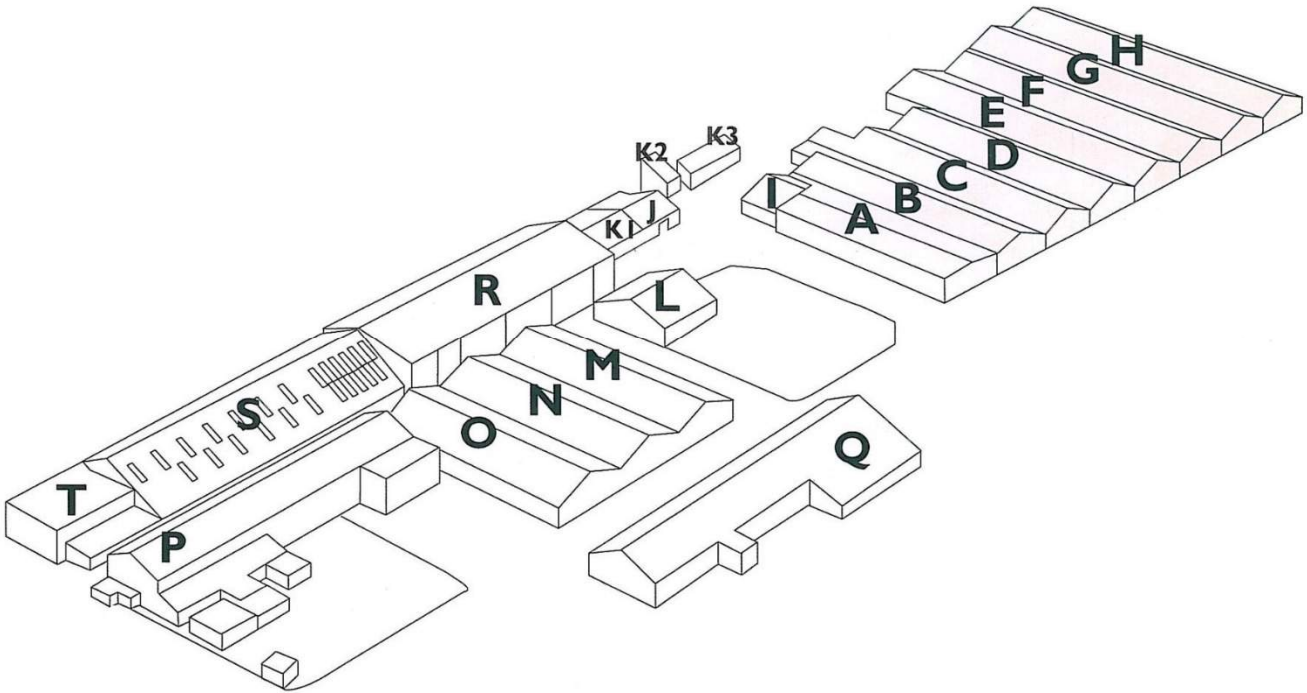


Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## SCHEDULE OF ACCOMMODATION

| UNIT        | USE        | AREA (SQ FT) | COMMENTS   |
|-------------|------------|--------------|--|
| E, F, G & H | Industrial | 55,425       | Currently Let – potentially available (details upon request) |
| L           | Workshop   | 4,942        | Available  |
| M           | Workshop   | 9,392        | Available  |
| N           | Workshop   | 9,308        | Available  |



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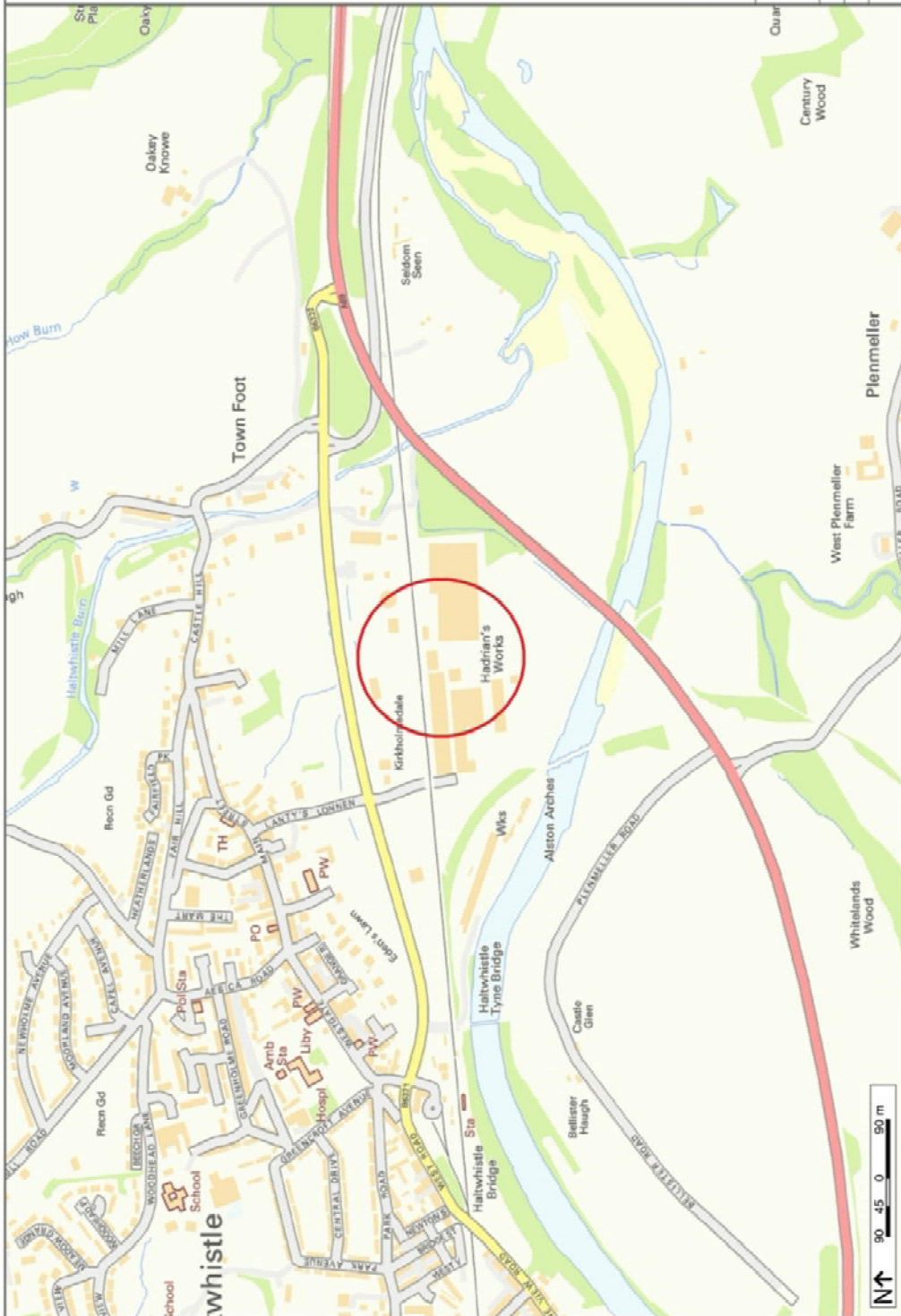
Hadrian  
Enterprise Park,  
Haltwhistle  
NE49 0EX



**FIND**  
PROFESSIONAL BUILDING INTELLIGENCE

Scale 1:9,500

Date 23/01/11



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