

to let



The industrial property specialists

UNIT 2 COOPIES FIELD COOPIES LANE INDUSTRIAL ESTATE MORPETH NE61 6JT



- MID TERRACE, MODERN WAREHOUSE WITH TWO STOREY OFFICE ACCOMMODATION AND PARKING AREA
- TOTAL GIA: 261.41 M² (2,814 SQ FT)
- SUITABLE FOR A SELECTION OF USES, SUBJECT TO PLANNING PERMISSION.
- RENT £23,500 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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



LOCATION

The property is located on Coopies Field Industrial Estate Morpeth. The Estate is established and benefits from a large level of activity.

Surrounding occupiers consist of mainly commercial, trade counter and leisure users.

Morpeth town centre is located a short distance away offering all main services and facilities. In addition, Morpeth train station is several minutes' walk away.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained mid terrace warehouse with integral office accommodation on the ground and first floor, with allocated car parking.

The property is of steel portal frame construction with a combination of brick/blockwork walls, with profile insulated cladding to all elevations and roof above incorporating roof lights.

Internally, the property offers a two-storey office block to the front, providing reception, office, WC facilities, complemented by a first-floor office boardroom and mezzanine store area.

The warehouse provides concrete floors, LED lighting and an effective eaves height of 5.2m (Apex 6.6m).

Vehicular access is via a single automatic security steel shutter (3.1m * 3.8m).

Externally, there is an open tarmac yard and car parking area which is shared with two other occupiers (Unit 1 & 3).

The site is secured with gates and fencing to the boundary.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area (GIA):

| | |
|---|---|
| Warehouse | 189.91 m ² |
| Ground / First floor office accommodation | 71..50 m ² |
| TOTAL GIA | 198.99 M² (2,814 SQ FT) |

SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority website that the premises are assessed at :

RV £16,000 (April 2026)

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT BOND

The landlord will require a rent bond of 3 months minimum term.

RENT

£23,500 pa exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

D – 89.

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

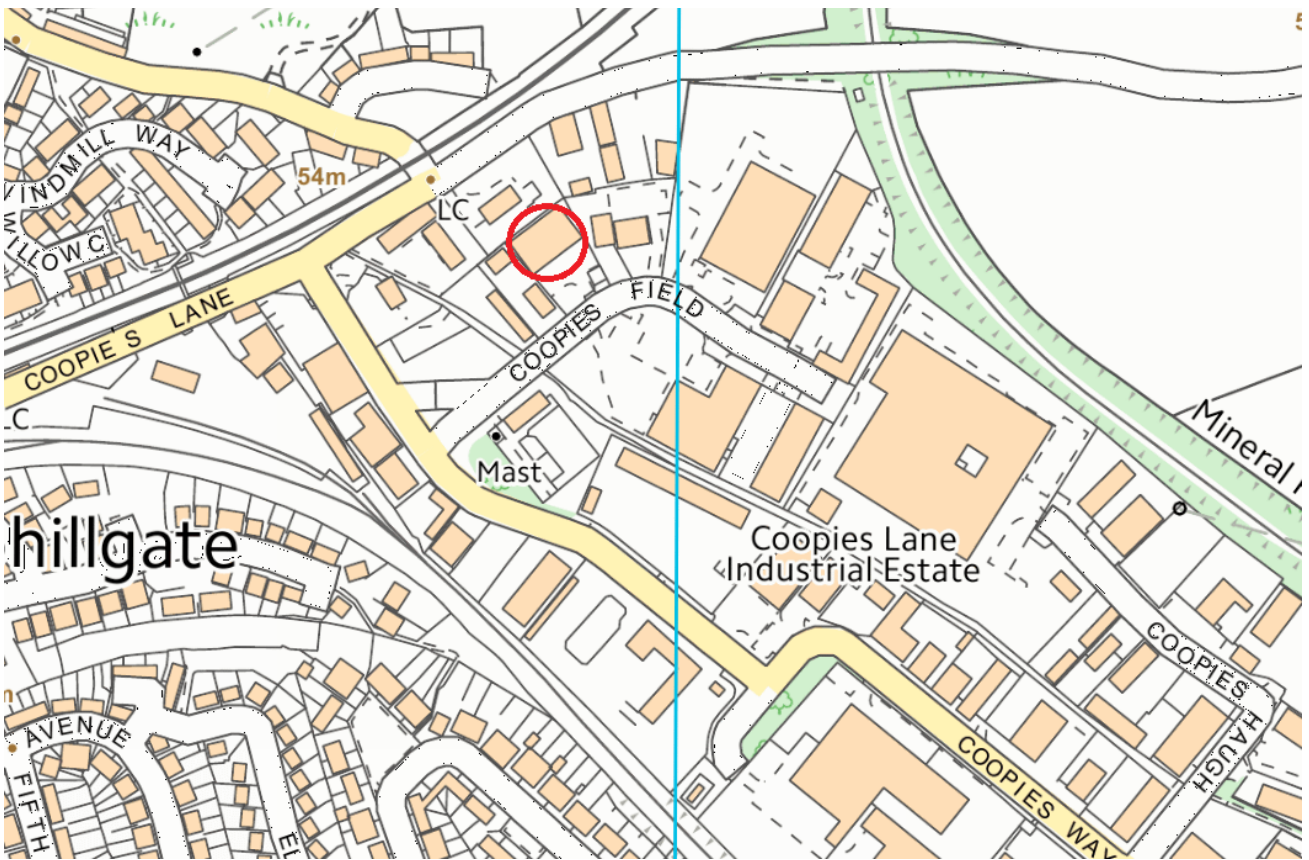
James E F Pain

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May 2026



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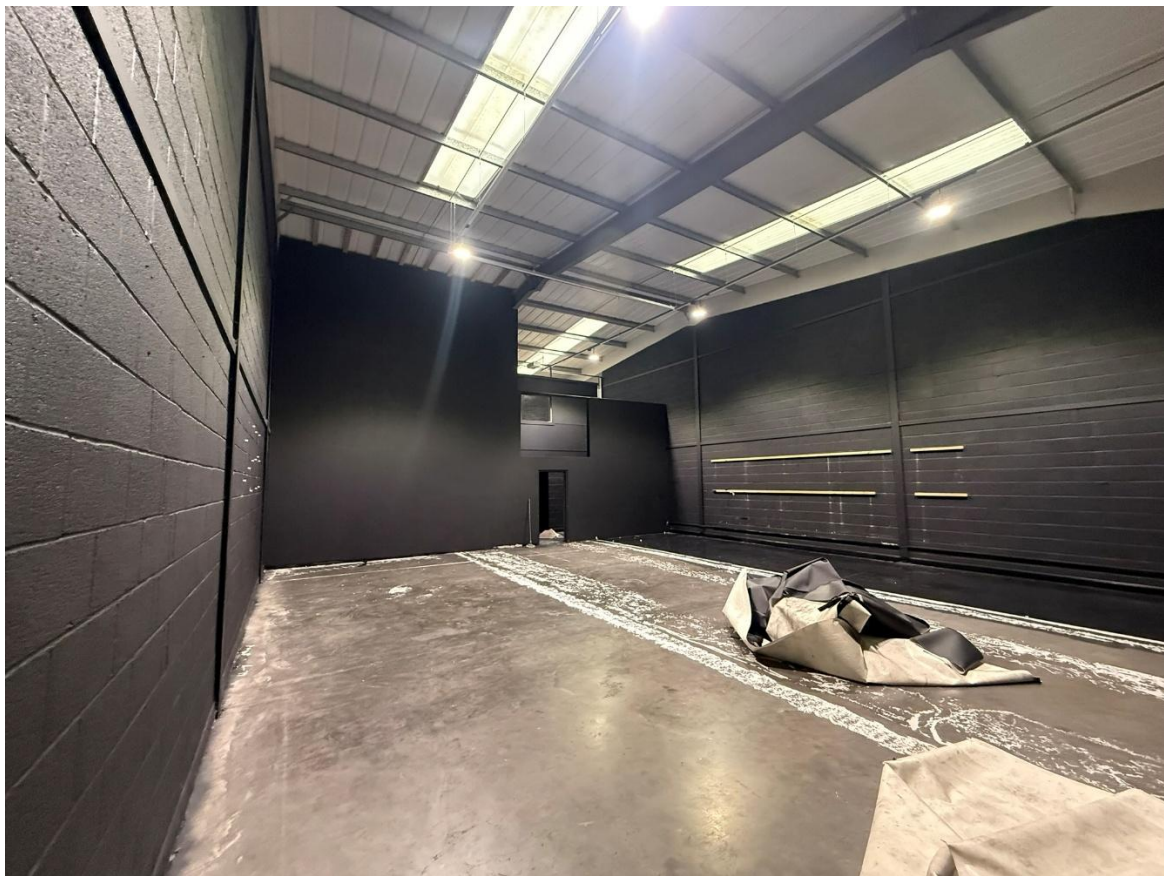
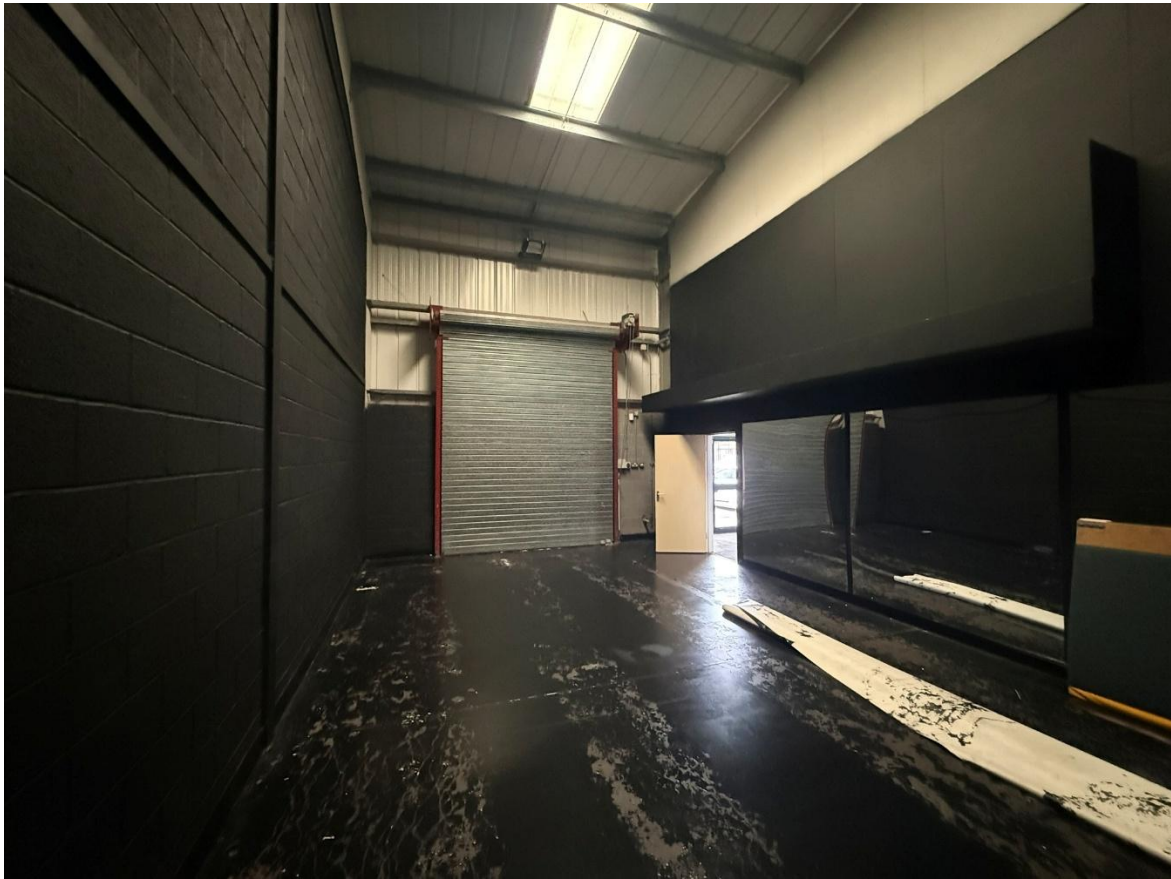
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