

# to let

**\*PRELIMINARY MARKETING PARTICULARS\***

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



- **SELF CONTAINED INDUSTRIAL ESTATE OFFERING A SELECTION OF REFURBISHED ACCOMMODATION**
- **UNDER NEW OWNERSHIP WITH STRUCTURED REFURBISHMENT PROGRAM FOR 2017**
- **ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS (A69)**
- **UNITS FROM (GIA) : 350 SQ FT – 55,000 SQ FT**
- **INCENTIVES AVAILABLE (SUBJECT TO TERM AND COVENANT)**

[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)

## 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 being 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.

The landlord is to carry extensive refurbishment works over 2017 to both the buildings and site, which will enhance the image and functionality of the Estate.

## ACCOMMODATION

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

In addition, there is a selection of open storage yards / compounds which can also be made available.

## BUSINESS RATES

Full details upon request.

## TENURE

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

Full rent details upon request, subject to refurbishment.

(Flexible licence agreements are available on request.)

## SERVICES

It is understood the site and premises benefit from all mains services including three phase electric, gas, water and drainage.

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

## SERVICE CHARGE

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

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

Full details available upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

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

Or Joint agent

**Joe Ellis**

**Edwin Thompson**

**Tel : 01228 548385**

**Email:**

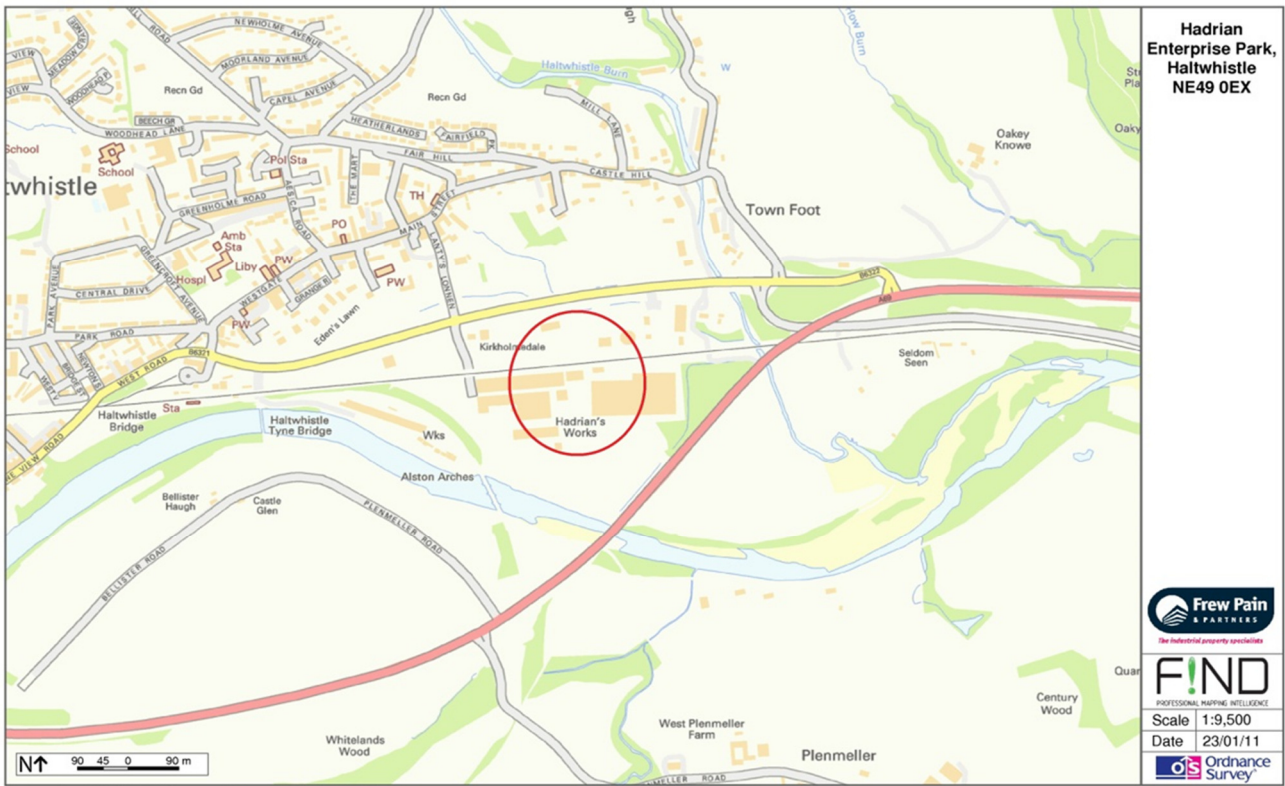
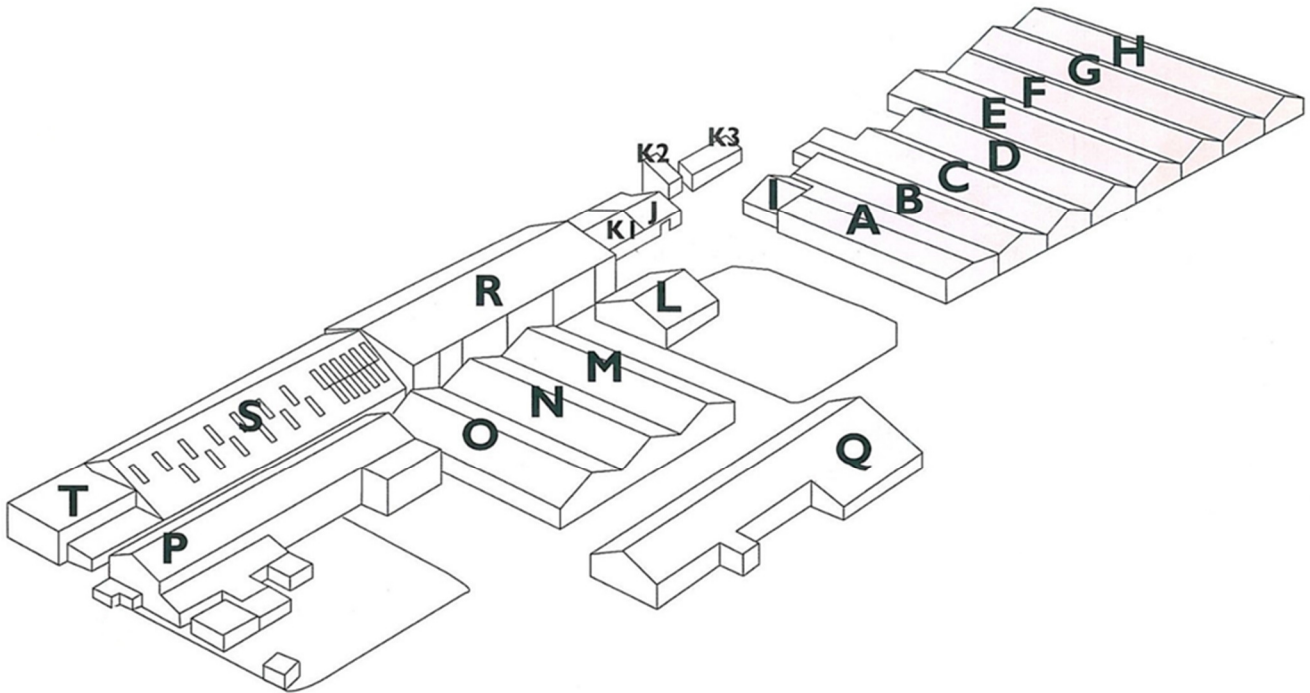
[j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

**January 2017**

## **SCHEDULE OF ACCOMMODATION**

**(As of January 2016)**

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
B2	Workshop / warehouse	1,085	Available
J1	Workshop / warehouse	3,442	Available
K2	Workshop / warehouse	349	Available
Q	Workshop / warehouse	12,873	Available
Q1	Workshop / warehouse	1,365	Available
Old label store	Workshop / warehouse	1,927	Available
P	Offices	From 200 sq ft upwards	Available



**Hadrian  
Enterprise Park,  
Haltwhistle  
NE49 0EX**

**Frew Pain & Partners**  
The industrial property specialists

**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:9,500  
Date 23/01/11  
Ordnance Survey

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