



Unit 3 , Coopies Way, Morpeth NE61 6JN

TO LET

Industrial/Warehouse

**2,661 Sq Ft
(247 Sq M)**

DESCRIPTION

A semi-detached unit of steel portal frame construction with part clad profile sheeting and brick elevations set beneath a dual pitched roof.

- ✓ Prime position fronting Coopies Way
- ✓ Forecourt Canopy
- ✓ Minimum Eaves 4.2m
- ✓ Apex 5.68m
- ✓ Roller Shutter 2.24m wide x 2.23m high

LOCATION

In a prime position fronting Coopies Way approximately one mile south of Morpeth town centre and four miles from the A1M. Occupiers on the estate include Coca Cola, Jewsons, James Burrell Builders Merchants, Howdens and MKM.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Industrial Unit	2,661	247
Total	2,661	247

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

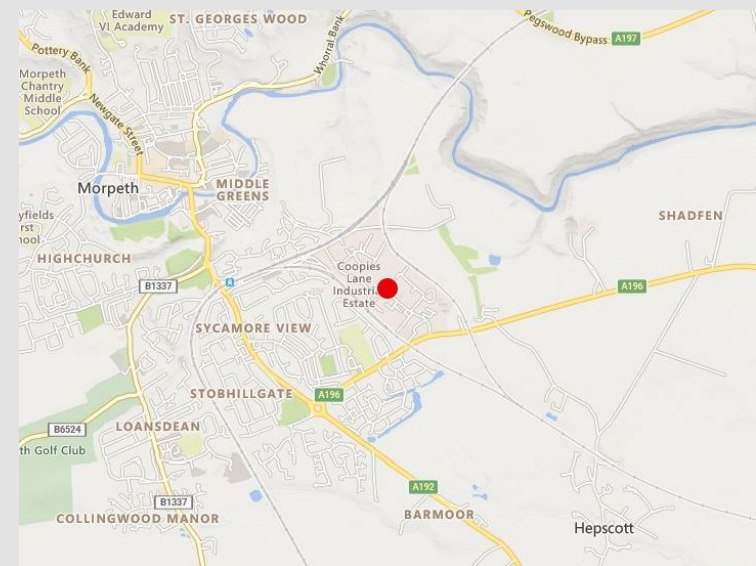
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available to let on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £21,000 per annum.

EPC C-61



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Regulated by RICS 18-Feb-2025

VIEWING & FURTHER INFORMATION

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