

# FOR SALE WAREHOUSE/ OFFICE PREMISES

Unit 5 Coopies Lane Industrial  
Estate, Morpeth, NE61 6JT

- Industrial/office unit for sale
- Total size of 2,286.1m<sup>2</sup> (24,608ft<sup>2</sup>)
- Situated within a popular business location
- Good parking and yard space
- Easily accessible by A1(M) and A197
- May be suitable for a variety of uses

Asking price of **£1,400,000**

**BradleyHall**



## LOCATION

The subject property is located within Coopies Lane Industrial Estate in Morpeth. Coopies Lane is a popular and established industrial location which is situated on the outskirts of Morpeth town centre and close to Morpeth Railway station which is on the mainline route between Newcastle upon Tyne and Edinburgh. The A1 bypasses Morpeth and can be accessed 3 miles to the west whilst the A197 provides access to Ashington to the east.

The property is less than 1 mile from Morpeth town centre which is a popular market town in the north of Northumberland. Coopies Industrial Estate is occupied by local and national businesses including Coca Cola, Jewson Morpeth, Howdens, MKM and Arc Kitchens & Bathrooms. The property benefits from great prominence onto Coopies Field.

## DESCRIPTION

The subject property comprises a detached industrial unit with associated yard and car parking areas. The unit is arranged predominantly over ground floor with areas of first floor offices and mezzanine storage. The property is split into two main sections the original building which is comprised of three main bays that could be subdivided subject to requirements. The first of the main bays is comprised of ground and first floor office space with the two further bays providing open plan warehouse accommodation. There is a larger warehouse extension to the rear providing further warehouse accommodation with partitioned offices and mezzanine storage.

## ACCOMMODATION

Main Warehouse GF	1,140.30m <sup>2</sup>	12,274ft <sup>2</sup>
Main Warehouse FF	329.96m <sup>2</sup>	3,552ft <sup>2</sup>
Warehouse Extension GF	739.20m <sup>2</sup>	7,959ft <sup>2</sup>
Warehouse Ext FF	76.68m <sup>2</sup>	825ft <sup>2</sup>
<b>Total</b>	<b>2,286.14m<sup>2</sup></b>	<b>24,608ft<sup>2</sup></b>

## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £107,000 and the estimated rates payable for the current year is £53,393. This is based on the uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## TERMS

The property is available with an asking price of £1,400,000 (One Million Four Hundred Thousand Pounds). The property is held part freehold and part long leasehold for a term of 125 years from 31<sup>st</sup> July 1992 at a peppercorn rent.

## VAT

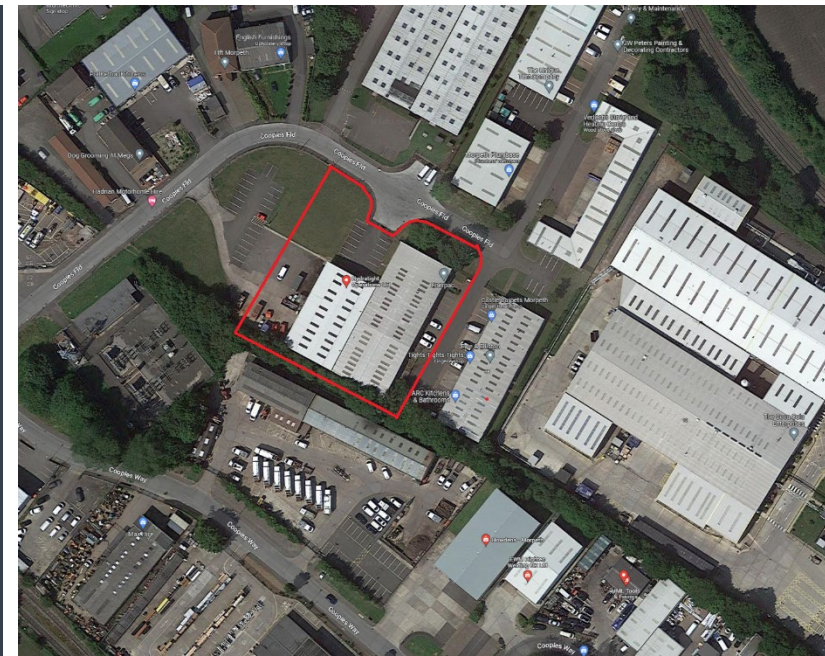
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



**Car parking on site**  
0.4 miles from  
Morpeth Train  
Station  
0.5 miles from A192  
0.5 miles from A197



0.7 miles from  
Morpeth town centre  
6 miles from  
Ashington  
5 miles from  
Bedlington



## EPC RATING

B50

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 01665 605 605

**Email:** [angus.todd@bradleyhall.co.uk](mailto:angus.todd@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

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### AGENTS NOTES

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In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.