

Industrial Yard To Let

Yard 3, Berwick Quays,
Tweedside Trading
Estate, Berwick-upon-
Tweed, TD15 2XF

Bradley Hall

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Key Info



The property is
available for
£17,500 per
annum



Gated Industrial
Yard Space



Tweedside Trading
Estate, Berwick-upon-
Tweed



1,445 sqm / 0.35 acres



Can be
configured to
suit client needs



Electrical supply
onsite
Water & drainage
available nearby



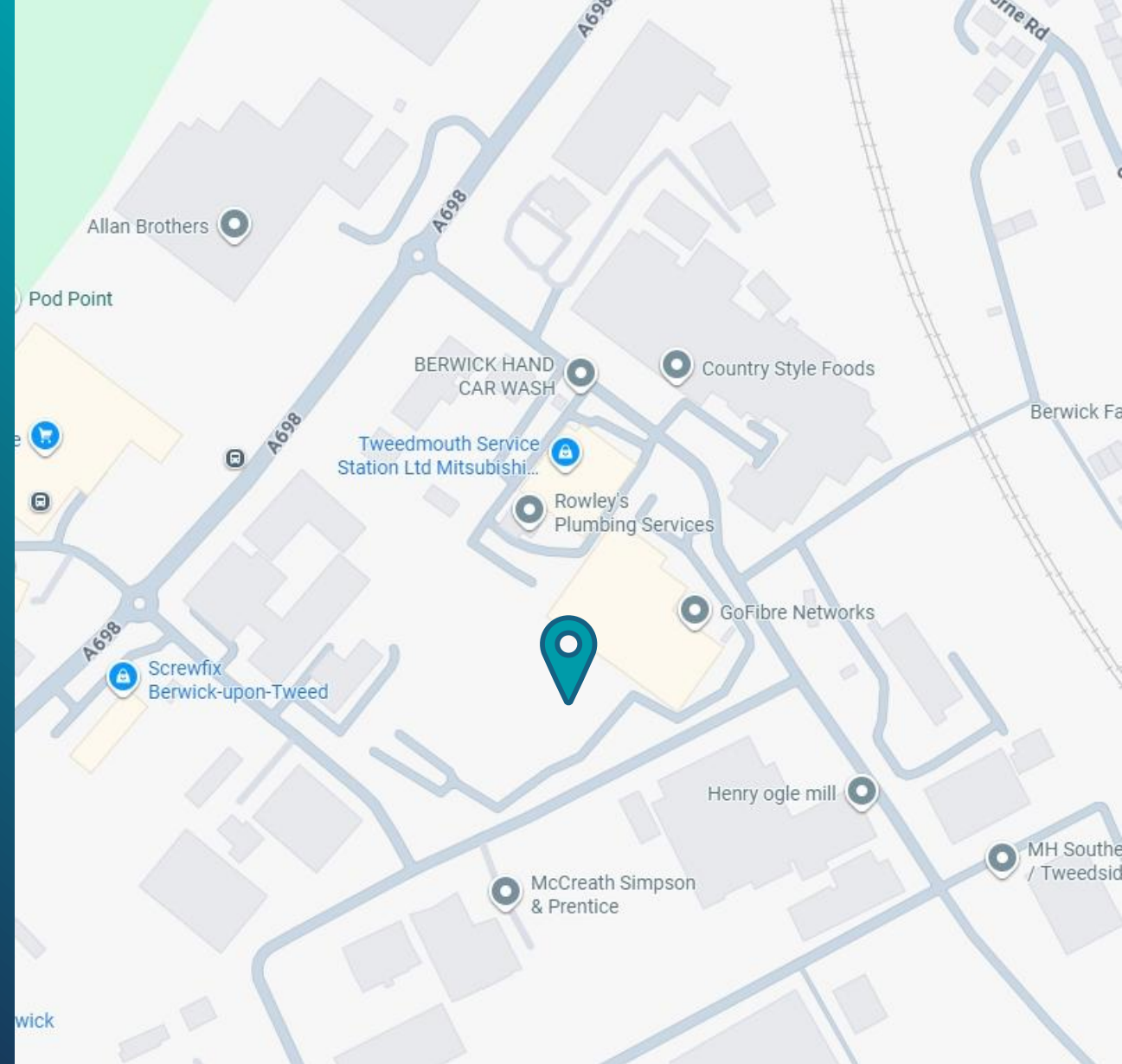
Opportunity to agree
a deal on 7,280 sq ft
unit alongside yard
space

LOCATION

Berwick Quays is prominently situated within the established Tweedside Trading Estate, one of Berwick-upon-Tweed's principal commercial and industrial areas. The estate benefits from excellent road connections, lying just off the A698 and in close proximity to the A1, which provides direct access north to Edinburgh (c. 55 miles) and south to Newcastle upon Tyne (c. 65 miles).

The yard is well located for both local and regional trade, with Berwick-upon-Tweed town centre less than a mile away, offering a range of retail, leisure, and business amenities. Berwick Railway Station is also nearby, providing regular services on the East Coast Main Line between Edinburgh, Newcastle, and London.

As part of a thriving mixed-use estate, Berwick Quays is surrounded by a variety of occupiers including trade counters, light industrial operators, and service providers, making it a well-connected and convenient business location.



DESCRIPTION

The space comprises a large gated concrete yard which can be configured to suit a potential tenants needs. The space has an electrical supply onsite as well as water and drainage nearby to the rear also available to lease alongside the unit or separately.

There is also the opportunity to agree a deal for both the yard space and Unit C. Unit C comprises a terrace general purpose unit of steel frame construction benefitting from a roller shutter and Phase 3 Electric.

ACCOMMODATION

Part	Acres	Sq M
Yard 3, Berwick Quays	0.35	1,445

Part	Sq Ft	Sq M
Unit C	7,820	726.5



Important Information



The property is available by way of a new lease, at a rent of £17,500 per annum, subject to terms.

Rating Assessment

There are no rates payable at present as the space was removed from the rating list. The rateable value of the premises will need to be reassessed by the VOA.

AML Regulations

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

Legal Costs

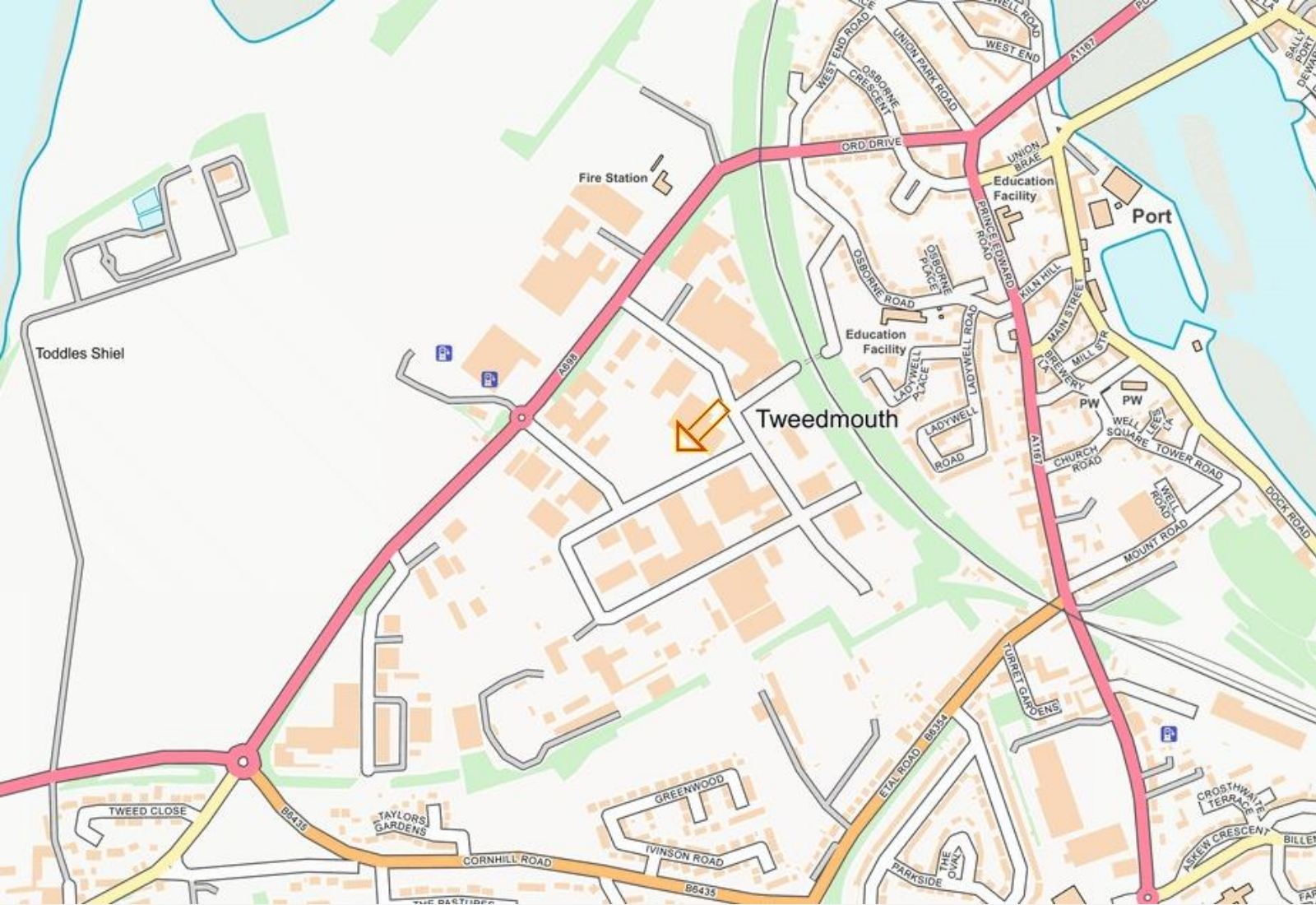
Each party is responsible for their own legal costs.

VAT

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

Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.

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