

UNIT 4 BERWICK QUAYS

TWEEDSIDE TRADING ESTATE, BERWICK UPON TWEED, TD15 2XF

INDUSTRIAL UNIT

277.7 SQ M (2,989 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The property comprises a self-contained industrial unit of steel portal frame construction with part brick and profile metal clad elevations beneath a pitched roof.

The unit benefits from a secure, gated yard space to the front, providing excellent loading, storage and operational space. Within the yard is a site office/welfare cabin suitable for ancillary office use, staff facilities or site management purposes.

The unit has a full height roller shutter door together with a separate personnel entrance. Internally the unit offers open-plan warehouse space and it also benefits from 3 phase electricity and a minimum eaves heigh of 5.7m, making it suitable for a wide range of industrial uses.

The property is well suited to occupiers requiring secure external space, with additional yard areas available by separate negotiation at an increased rent.

KEY SPECIFICATION

- Self contained industrial / warehouse unit
- Secure, gated yard area
- Full height roller shutter door
- 3 Phase electricity supply
- On site office / welfare cabin within the yard
- Additional yard space available by negotiation
- Minimum eaves height: 5.71m / Maximum eaves height: 6.99m



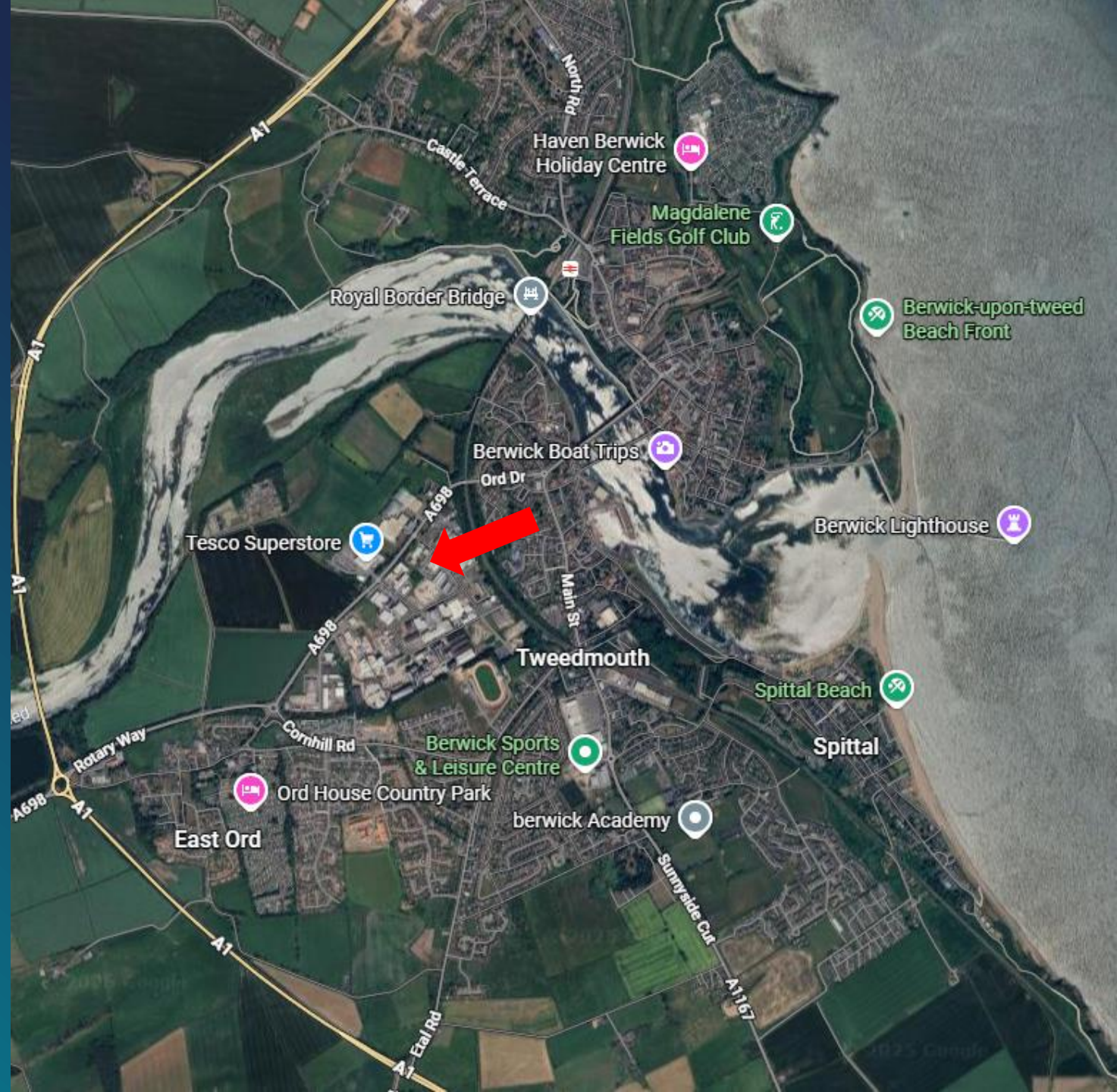
DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Unit 4	277.71	2,989
On site office	26.93	290

LOCATION

Berwick Quays is prominently situated within the established Tweedside Trading Estate, one of Berwick'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, providing direct access north to Edinburgh (c.55 miles) and south to Newcastle (c.65 miles).

The property is well located for both local and regional trade, with Berwick 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.





TERMS

The property is available by way of a new lease at a rent of £17,000 per annum, subject to terms

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.

EPC

B (48)

RATING

The rateable value of the premises as of 1 April 2026 is £17,250 meaning the estimated rates payable is £8,607.75

VIEWING

For all general enquiries and viewing arrangements please contact Bradley Hall Alnwick.

CONTACT

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Bradley Hall



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