

**Unit 7B Stanners Complex Coopies Lane, Morpeth, NE61 6JT**  
**£28,500 Per Annum**

# Unit 7B Stanners Complex Coopies Lane, Morpeth, NE61 6JT

- To Let
- Modern Industrial Unit
- Small Compound
- Established Industrial Area
- Gross Internal Area 452 sqm (4,866 sqft)
- Capable of Sub-division

• Asking Rent: £28,500 pa

## LOCATION

The property is located on Coopies Lane Industrial Estate which is an established industrial area lying on the southern outskirts of Morpeth town Centre and within close proximity of Morpeth Railway Station which forms part of the main east coast railway line. The A1 bypasses Morpeth to the west of the town thus providing excellent communication links with other parts of the region.

There is a mixture of both national and regional occupiers on the industrial estate including Jewson Morpeth, Coca Cola, Howdens, Plumbase and Bristol Street Motors

## DESCRIPTION

The property comprises a modern Industrial unit which has roller shutter access to the front elevation. Externally there are dedicated parking spaces together with a small compound.

## ACCOMMODATION

The Gross Internal Area (GIA) is as follows:

452sqm (4,866sqft)

## RATING LIABILITY

The unit is assessed in the 2017 Rating List as having a rateable Value of £21,500.

## TENURE

The property is available by way of a new Full Repairing and Insuring lease for a minimum lease term of 3 years.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## RENT

The property is available at an initial rent of £28,500 per annum.

## COSTS

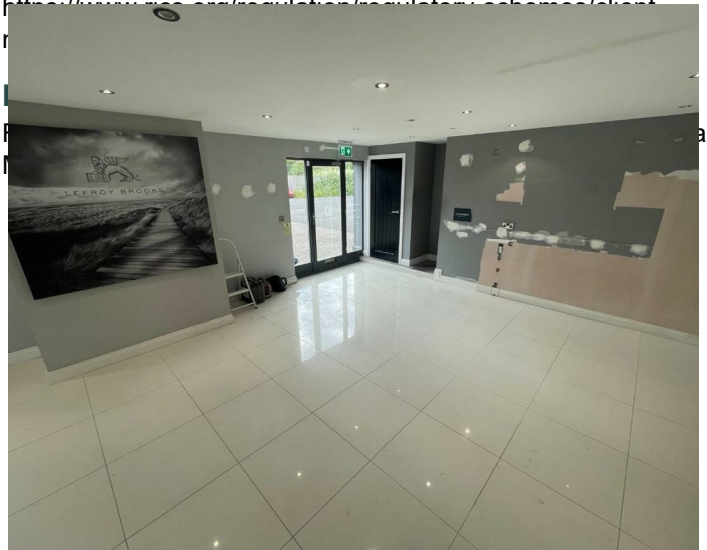
Each party will be responsible for their costs in the transaction.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at <https://www.rics.org/regulation/regulatory-schemes/client>



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