

To Let - Warehouse with Secure Yard

Tweedside Trading Estate, Ord Road, Berwick-upon-Tweed TD15 2XF

Edwin
Thompson



Warehouse with Secure Yard

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Stand alone warehouse with secure yard
Integrated Fire Alarm System. Intruder Alarm. Ladies and Gents WCs
Warehouse Building: 276.21 sq m (2,972 sq ft) Eaves 6.10 m Ridge 7.60 m

Guide Rent - £20,000

Ref. S21

Description

A prominent roadside location for a stand-alone warehouse and secure yard.

Standalone warehouse building is believed to have been constructed in around 1996. This unit is three bays deep by three bays wide. It is of steel portal framed construction with brick faced cavity base walls. Box profile cladding is provided to the pitched roof surfaces and external elevations above 2.50 m. There is an electric roller shutter door to the centre bay to the south elevation fronting onto a tarmac surfaced yard enclosed with galvanised security fencing. Eaves height 6.10 m; Ridge height 7.60 m

The unit provides solid floors and is fitted with modern LED surface mounted lights.



Location

Trade Counter Unit(s) situated in a prominent gateway position on Tweedside Trading Estate on the western approach to Berwick-upon-Tweed.

Tweedside Industrial Estate is situated to the west of Berwick-upon-Tweed with excellent access to the A1 and the national roads network via the A698.

Berwick-Upon-Tweed is located in Northumberland in the North of England. It has a population of 12,110 according to the 2020 Mid-Year Population estimate compiled by the office for National Statistics, an increase of around 3.79% over that recorded at the 2001 Census (11,668). The town is situated approximately equidistant between Edinburgh to the North and Newcastle-Upon-Tyne to the south (approximately sixty-five miles each way).

Berwick-Upon-Tweed is served by the A1 Trunk Road providing good access to the National Roads Network and the Mainline East Coast Railway Network with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five miles each way) and London (approximately three and half hours).

Although a relatively small town, Berwick is regarded as the principal Market Town serving North Northumberland and the eastern Borders effectively serving a catchment of around 42,000 with a full range of retail, leisure and financial services. The town also has a significant tourism sector which accommodates an influx of seasonal visitors, the resident population is reputed to effectively double during peak season. The population within a ten mile radius was recorded as 27,323 in 2019 with average household income of £23,597 (Source: Costar).

There are airports at both Edinburgh and Newcastle-Upon-Tyne providing domestic and international scheduled flights.

Berwick-Upon-Tweed benefits from an active commercial harbour. The port can currently take vessels up to 90 metres in length with maximum beam height of 16 metres and drafts of up to 4.4 metres.



Areas

Description		Sq m	Sq Ft
Standalone Warehouse	Gross Internal Area	276.21	2,972

E & oe Measurements taken using a laser measurement device.

The site has been measured from an OS based mapping system to an approximate area of 0.621 Ha (1.50 acre) or thereby based on our understanding of the boundaries.

Accommodation

The Warehouse is an open plan unit with vehicular access of the secure yard to the south.

Services:

All mains services are connected. Three phase electricity. Intruder Alarm. Integrated Fire Alarm System. Gas fired boiler to the ancillary accommodation.

Planning

In accordance with the Town and Country (Use Classes) Order 1987 (as amended) and the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020 a range of uses are likely to be supported including:

- Class B2 (General Industrial)
- Class B8 (Storage / Distribution)
- Class E (commercial, Business and Service)

There may also be potential for a range Sui Generis (site specific) uses in keeping with existing uses on the estate. This category includes uses such veterinary surgery, vehicle sales, vehicle repairs, taxi or vehicle hire depot, or similar subject to Planning.

Satellite Navigation

For those with Satellite Navigation the Post Code is TD15 2XF

Lease Terms

Available by way of a new Full Repairing and Insuring lease.

Rateable Value

Currently assessed as a combined listing for the wider site at £22,500 effective from 01-Apr-2017.

Rates Poundage 2021/22: £0.499

If let separately, the rateable value will have to be reassessed .

Rental

Guide rent - £20,000

In the normal manner, the in-going tenant will be liable for any Land and Buildings Transaction Tax, Registration Dues and VAT thereon., where applicable.

Entry

On conclusion of legal missives.

Value Added Tax

Any prices are exclusive of VAT. This unit is elected to TAX, Value Added Tax will be payable on the Rent at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Viewing

By appointment with the sole agents:

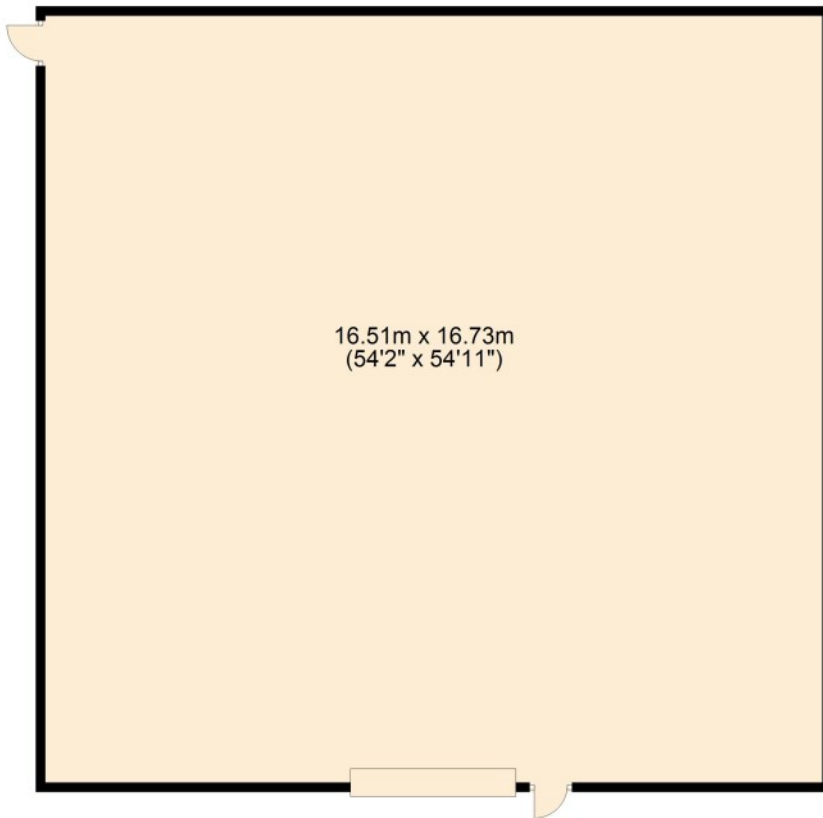
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

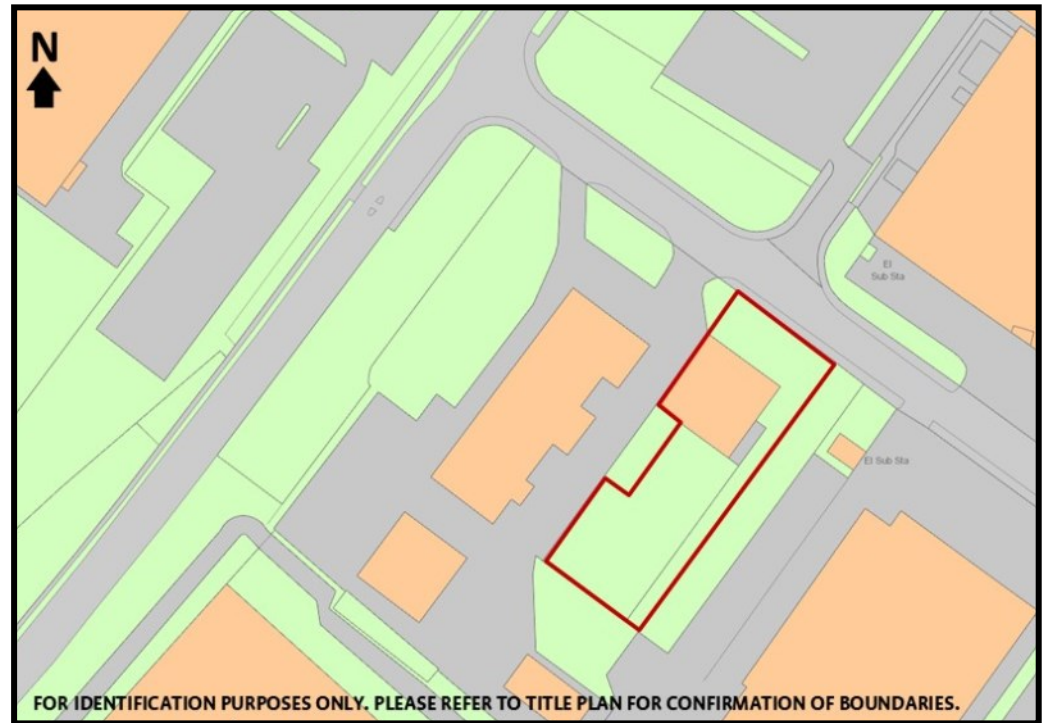
Fax. 01896 758883

E-mail: s.sanderson@edwin-thompson.co.uk

Warehouse



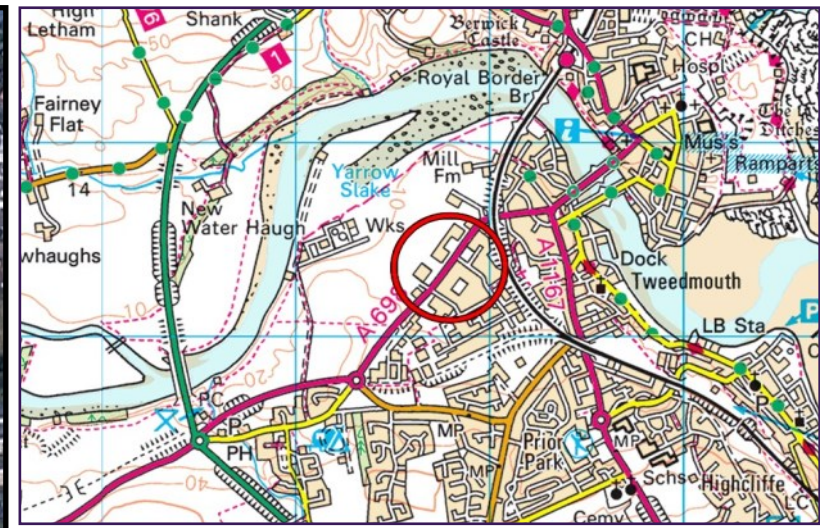
Site Plan



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FOR IDENTIFICATION PURPOSES ONLY—PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle upon Tyne
Windermere

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