



## Site 10 Coquet Enterprise Park, Amble, Northumberland NE65 0PE

- Secure Compound
- Convenient Links to A1
- Ideal for Building Companies
- Various Sizes Available
- Suitable for a Variety of Uses
- Flexible Lease Terms Available

**Rents from: £4,800 per annum**

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## Location

Coquet Enterprise Park is situated within the busy Amble Industrial Estate just South of Amble town centre and readily accessed by the A1068, Alnwick To Cramlington road, which offers a convenient link with the A1.

## Description

A secure compound within Coquet Enterprise Park, different parts of the compound are available depending on your needs. It would suit a variety of uses including storage for scaffold / building companies.

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

Rents start from £4,800 per annum

## Costs

The ingoing tenant is responsible for costs relating to preparation of the lease.

## Viewing

Strictly by appointment through this office.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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